



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 Paul Emerson
Commissioner Michelle Ly
Commissioner Greg Rabaey
Commissioner Jennifer Sellers

Wednesday, May 1, 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-2019-074](#) Consider approval of the minutes for the April 17, 2019, Planning and Zoning Commission meeting.

E. POSTPONED WITH PUBLIC HEARING:

- E.1 [PZ-2019-075](#) Consider public testimony regarding, and approval concerning the request filed by Pape-Dawson Engineers, on behalf of the property owner, RM Development Group, LLC, to Replat Lot 4 & 5, Block A of the Round Rock Retail Subdivision Phase 2, generally located southeast of the intersection of S. A.W. Grimes Blvd. and Louis Henna Blvd. Case No. FP1904-003

F. PLATTING AND ZONING:

- F.1 [PZ-2019-076](#) Consider public testimony regarding, and a recommendation for the request filed by L and D Dawson, LLC, on behalf of the property owners Leland and Dana Dawson, to rezone 4.62 acres of land from OF-1 (General Office) zoning district to the LI (Light Industrial) zoning district, generally located southeast of the intersection of E. Old Settlers Blvd. and N. Red Bud Ln. Case No. ZON1904-001

- F.2 [PZ-2019-078](#) Consider approval of the Vizcaya Revised Preliminary Plat, generally located northeast of the intersection of University Blvd. and N. A.W. Grimes Blvd. Case No. PP1904-003
- F.3 [PZ-2019-079](#) Consider approval of the Vizcaya Phase 5D & 7B Final Plat, generally located west of Pietra Ln. and Varano Bend. Case No. FP1903-006
- F.4 [PZ-2019-080](#) Consider approval of the Sonoma Northwest Preliminary Plat, generally located at the northeast corner of S. Kenney Fort Blvd. and Forest Creek Dr. Case No. PP1904-001
- F.5 [PZ-2019-081](#) Consider approval of the Sonoma Northwest Final Plat, generally located at the northeast corner of S. Kenney Fort Blvd. and Forest Creek Dr. Case No. FP1904-001

G. PRESENTATION:

- G.1 [PZ-2019-082](#) Consider a presentation regarding the Comprehensive Plan 2030 quadrant meeting results.

H. STAFF REPORT:

- H.1 [PZ-2019-083](#) Consider an update regarding Council actions related to Planning and Zoning items.

I. ADJOURNMENT

In addition to any executive session already listed above, the Planning and Zoning Commission for the City of Round Rock reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by Texas Government Code:

§551.071 Consultation with Attorney

§551.072 Deliberations regarding Real Property

§551.073 Deliberations regarding Gifts and Donations

§551.074 Personnel Matters

§551.076 Deliberations regarding Security Devices

§551.087 Deliberations regarding Economic Development Negotiations

POSTING CERTIFICATION

I certify that this notice of the Planning and Zoning Commission Meeting was posted on the 25th day of April 2019 at 5:00 p.m. as required by law in accordance with Section 551.043 of the Texas Government Code.

Sara L. White, TRMC, City Clerk

**PLANNING AND ZONING COMMISSION
WEDNESDAY, APRIL 17, 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 April 17, 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 Casey Clawson, Commissioner Paul Emerson, Commissioner Jennifer Henderson, Commissioner Michelle Ly, Commissioner Greg Rabaey, and Commissioners Jennifer Sellers.

Planning and Development Services Department staff included Brad Wiseman, Bradley Dushkin, Clyde von Rosenberg, Jeff Dunsworth, Juan Enriquez, Laton Carr, Susan Brennan, and Veronica Chandler. Also present were Ed Polasek from the Transportation Department and Charlie Crossfield from the City attorney's office.

Chairman Pavliska welcomed Commissioner Paul Emerson to the Planning and Zoning Commission.

C. PLEDGES OF ALLEGIANCE

D. APPROVAL OF MINUTES:

D1. Consider approval of the minutes for the April 3, 2019, Planning and Zoning Commission meeting.

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

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

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

E. PLATting AND ZONING:

E1. Consider public testimony regarding, and a recommendation for the request filed by Realty Austin, on behalf of the property owner Steve L. Sparks, for approval of the original zoning of 1.72 acres to the OF-1 (General Office) zoning district, generally located southwest of the intersection of High Country Blvd. and High Point Dr. Case No. ZON1903-001

Mr. von Rosenberg briefly reviewed the zoning application noting that the property was designated residential by the General Plan 2020. He noted that when the property was annexed in 2009 it did not receive a zoning designation; therefore, by default, the code assigns the SF-R (Single-family Rural) zoning district. He proceeded to explain that the office district is a compatible use within the residential designation and noted the permitted uses in the OF-1 (General Office) zoning district included: office, medical office, community/government services, residential to office conversion, daycare, park, public safety facility, cosmetic services, urgent care facility, and accessory dwelling unit. He stated ambulance accommodations are prohibited.

Mr. von Rosenberg noted that the property is surrounded by single-family and park land with a water tower. He explained that the property owner sent a letter to the owners of the surrounding properties informing them of the proposed rezoning and the proposed use for an administrative office for a contracting/building business. The owner requested a signature from

each adjacent neighbor, attesting that they did not object to the office zoning. Four owners who are directly adjacent to the subject tract provided signatures that they did not object to the proposed use. Mr. von Rosenberg also explained City staff held a pre-submittal meeting with the applicant regarding the process and requirements to convert a site from residential to office.

Finally, he noted an on-site notice of public hearing was posted on the site, a legal notice was posted in the newspaper, a notification letter was sent to abutting property owners, and the neighboring home owner's association was notified. Staff recommended approval of the original zoning to OF-1 (General Office).

The property owner Mr. Steve Sparks and his real estate representative Joe Keenan, with Realty Austin, were available to answer questions.

Mr. Polasek with the Transportation Department stated that the conversion of the property to an office use with the current square footage would not require a traffic study.

Chairman Pavliska opened the public hearing and asked anyone wishing to speak for or against this item to come forward. The following Round Rock residents spoke during the public hearing 1) Carolene English, 2902 Flower Hill; 2) Frank Ortega, 2615 Eastwood Ln.; 3) Victoria Ortega, 2615 Eastwood Ln. In summary, speakers expressed concerns regarding the proposed zoning district, current traffic concerns, and the potential increase in traffic an office use could generate.

Following a discussion regarding traffic and the allowed uses in the office district, a motion was offered.

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

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

E2. Consider approval of the University Crossing Preliminary Plat, generally located southeast of University Blvd. and Sunrise Rd. Case No. PP1812-001

Mr. Enriquez review the Preliminary Plat application noting that the request was to create 5 development lots, 1 open space/drainage lot, and 1 right-of-way lot. He stated City Council approved the general plan amendment, annexation, and original zoning for this tract on the April 11, 2019, City Council meeting. Staff recommended approval of the application as conditioned.

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

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

Motion: Motion by Commissioner Bryan, second by Vice Chair Wendt to approve as conditioned.

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

E3. Consider approval of the University Crossing Final Plat, generally located southeast of University Blvd. and Sunrise Rd. Case No. FP1903-005

Mr. Enriquez review the Final Plat application noting that the request was to create 5 development lots, 1 open space/drainage lot, and 1 right-of-way lot. He stated City Council approved the general plan amendment, annexation, and original zoning for this tract on the

April 11, 2019, City Council meeting. Staff recommended approval of the application as conditioned.

The property owner's representative Mr. Tony Prete, Waeltz & Prete, 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 Clawson to approve as conditioned.

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

E4. Consider approval of the University Village North, Sec. 3, Lot 3, Block C Final Plat, generally located southeast of University Blvd. and Sandy Brook Dr. Case No. FP1903-004

Mr. Enriquez reviewed the Final Plat application noting that the request was to create 1 development lot. He noted that parcel was part of PUD No. 83 and commercial, office, and other similar uses were allowed. Staff recommended approval of the application as conditioned.

The property owner's representative Ms. Terry Reynolds, with Pape-Dawson Engineers, 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 Sellers to approve as conditioned.

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

E5. Consider approval of the Vizcaya Phase 5D & 7B Final Plat, generally located west of Pietra Ln. and Varano Bend. Case No. FP1903-006

Mr. Enriquez reviewed the Final Plat application noting that on February 20, 2019, P&Z approved the Final Plat these two phases, however, the Final Plat was re-designed and an additional lot was created. He stated that the proposed application contained 45 standard lots (instead of 44, as previously approved), 1 right-of-way lot, and 6 open space lots. Staff recommended approval of the application as conditioned.

During the discussion, it was noted that the condition stated Phase 5D & 7B could not be recorded until the Vizcaya Revised Preliminary Plat is approved by the P&Z Commission. Mr. Enriquez noted the Vizcaya Revised Preliminary Plat was being reviewed and will be presented to the Commission on May 1, 2019. Mr. Enriquez explained that, to better facilitate the processing of Vizcaya plats, the applications were being presented to the Commission out of sequence.

Motion: Motion by Commissioner Henderson, second by Commissioner Rabaey to table the application to the May 1, 2019, P&Z meeting.

Vote: AYES: Chairman Pavliska, Commissioner Bryan, Commissioner Emerson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. **NAYS:** Commissioner Clawson and Vice Chair Wendt. Vote to approve: 7 - 2. The motion carried.

E6. Consider approval of the IDEA Greenlawn Subdivision Preliminary Plat, generally located northeast of Greenlawn Blvd. and W. Pflugerville Pkwy. Case No. PP1903-003

Mr. von Rosenberg gave a brief overview of the application noting that the request was to create one development lot and one right-of-way lot. He noted that the proposed use was for a charter school for grades K to 12. Staff recommended approval of the application as conditioned.

The property owner's representative Mr. Cliff Kendall, with BIG RED DOG Engineering, was available to answer questions.

Following a brief discussion, a motion was offered.

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

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

E7. Consider approval of the IDEA Greenlawn Subdivision Final Plat, generally located northeast of Greenlawn Blvd. and W. Pflugerville Pkwy. Case No. FP1903-007

Mr. von Rosenberg gave a brief overview of the application noting that the request was to create one development lot and one right-of-way lot. He noted that the Final Plat complied with the Preliminary Plat approved on Agenda Item E6. He explained that the proposed use was for a charter school for grades K to 12. Staff recommended approval of the application as conditioned.

The property owner's representative Mr. Cliff Kendall, with BIG RED DOG Engineering, was available to answer questions.

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

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

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

F. STAFF REPORT:

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

Mr. Wiseman informed the Commission that on April 11, 2019, City Council approved the general plan amendment, annexation, and original zoning for the University Crossing project located at 651 University Blvd.

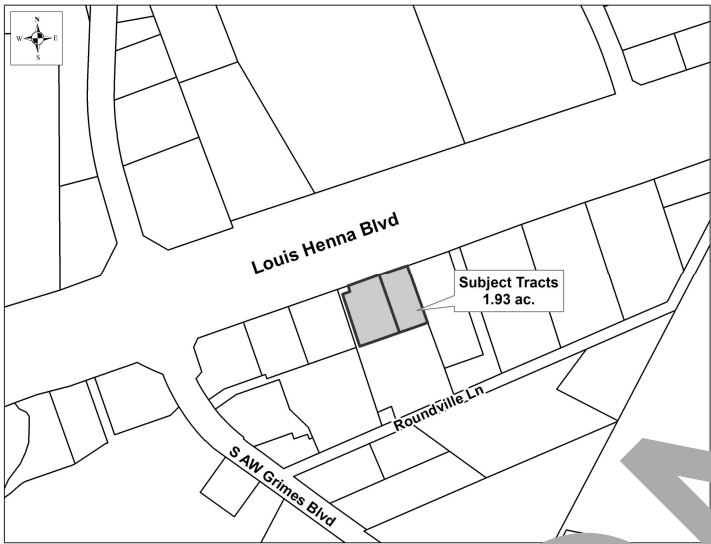
G. ADJOURNMENT

There being no further discussion, the meeting adjourned at 6:53 p.m.

Respectfully Submitted

Veronica Chandler, Planning Tech

Replat of the Round Rock Retail Ph 2 Replat Lot 4, Block A
FINAL PLAT FP1904-003



CASE PLANNER: JUAN ENRIQUEZ

REQUEST:

ZONING AT TIME OF APPLICATION:

DESCRIPTION: 1.93 acres out of the Memucan Hunt Survey, Abstract No. 31

CURRENT USE OF PROPERTY:

GENERAL PLAN LAND USE DESIGNATION:

ADJACENT LAND USE:

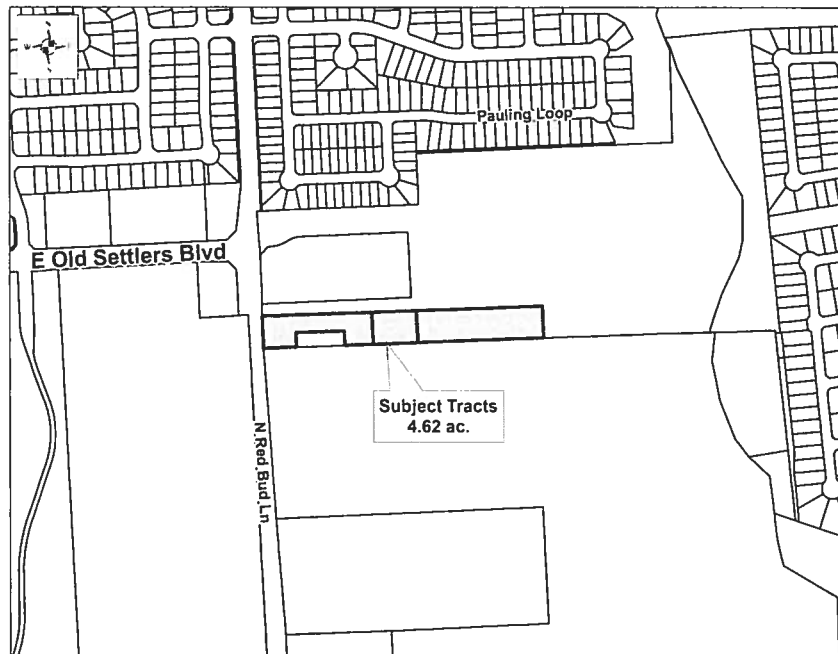
- North:
- South:
- East:
- West:

PROPOSED LAND USE:

PROPOSED LOTS BY TYPE:	NUMBER OF LOTS	ACREAGE
Residential - Single Unit:	0	0
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/ Common Space:	0	0
Parkway:	0	0
Paved Land:	0	0
Other:	0	0
TOTALS:	1	1.93

Owner: RM Development Group, LLC Bradley McCoy 1101 Poydras St., Ste. 2900 New Orleans, LA 70163	Agent: Pape-Dawson Engineers Terry Reynolds 10801 N. Mopac Blvd., Bldg. 3, Ste. 200 Austin, TX 78759
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**25 Dawson Rd. Rezoning
ZONING ZON1904-001**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Rezoning from OF-1 (General Office) to LI (Light Industrial)

ZONING AT TIME OF APPLICATION: OF-1 (General Office)

DESCRIPTION: 4.62 acres out of the Robert McNutt Survey, Abstract No. 422

CURRENT USE OF PROPERTY: Two residences and one non-residential building

GENERAL PLAN LAND USE DESIGNATION: Business park

ADJACENT LAND USE:

North: undeveloped and un-zoned and self-service storage - LI (Light Industrial)

South: undeveloped and un-zoned

East: undeveloped and un-zoned

West: Old Settlers Park (across Red Bud Lane)

PROPOSED LAND USE: Indoor auto sales and residential

TOTAL ACREAGE: 4.62

Owner:
L and D Dawson LLC
Leland and Dana Dawson
51 Dawson Rd.
Round Rock, TX 78665

Agent:
Stewart K. Welch

25 Dawson Road - Rezoning ZON 1904-001

HISTORY: The property was annexed in 2006, at which time no zoning district was applied to it, leaving the default zoning district as SF-R (Single Family – Rural). In 2007, it was zoned to the OF-1 (General Office) district.

DATE OF REVIEW: May 1, 2019

LOCATION: Southeast of the intersection of E. Old Settlers Blvd. and N. Red Bud Ln.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The property and surrounding area is designated as business park in General Plan 2020. A 5.22-acre tract to the north, which contains a self-service storage facility is zoned as LI (Light Industrial). Light Industrial uses which are carried out in an enclosed building are compatible with the business park general plan designation.

Traffic, Access and Roads: The property has approximately 155 feet of frontage on Red Bud Lane. It is located south of the terminus of Old Settlers Boulevard at Red Bud Lane.

Additional Considerations: The property contains three primary structures, two residential and one non-residential. The non-residential structure is located at the front of the property, facing Red Bud Lane and the residential structures are located behind it. The owners have a tenant who wishes to operate an internet car sales business, with no outdoor display of cars, in the non-residential structure. This use is not allowed in the OF-1 district.

Prior to annexation, the property owners had an automotive-related business use in the building on the front of the property and residences in the rear. Following annexation, the property owners requested a zoning designation which would allow for the automotive-related business use to continue. Instead, the City's decision at that time was to support zoning of the property to OF-1 (General Office), allowing the business and residences to continue as non-conforming uses. This decision was made because the small size of the property made it impractical for business park use. The Planning and Zoning Commission recommended approval of the OF-1 zoning district on August 15, 2007 and the City Council approved it on September 27, 2007.

In 2018, it was determined that the automotive-related business had been discontinued for a period of longer than 90 days, requiring the use of that portion of the property to conform to the OF-1 district requirements. After discussions with the owners and a re-evaluation of the existing building and the surrounding land uses, it was determined that a rezoning to LI (Light Industrial) could be supported. The adjacent 5.22-acre self-service storage tract had been zoned to LI (Light Industrial) in 2014. In addition, a 35-acre tract that borders both the self-service storage tract and the subject tract, had been purchased by the City for the planned extension of Old Settlers Blvd. These actions changed the potential use of these neighboring tracts significantly.

The property owner and the owner of the auto sales business then met with the City regarding the requirements for the indoor auto sales use. The site will need to comply with fire safety regulations, including the extension of a water main for a fire hydrant and paving of the parking area in front of the building for fire truck access. Other requirements include providing designated parking spaces and assuring that the building itself complies with all code requirements.

Light industrial uses include: office/warehouse, retail sales and services consisting of primarily outdoor storage or consumer loading areas, small-scale alcohol production, manufacturing and assembly, warehouse and freight movement and wholesale trade. The proposed business would include the storage of cars inside of, or behind the building, with sales arranged for over the internet. No outdoor display of cars for sale is permitted. The two residences would remain as non-conforming uses.

**25 Dawson Road - Rezoning
ZON 1904-001**

RECOMMENDED MOTION:

Staff recommends approval of the rezoning from OF-1 (General Office) to LI (Light Industrial).



Pauling Loop

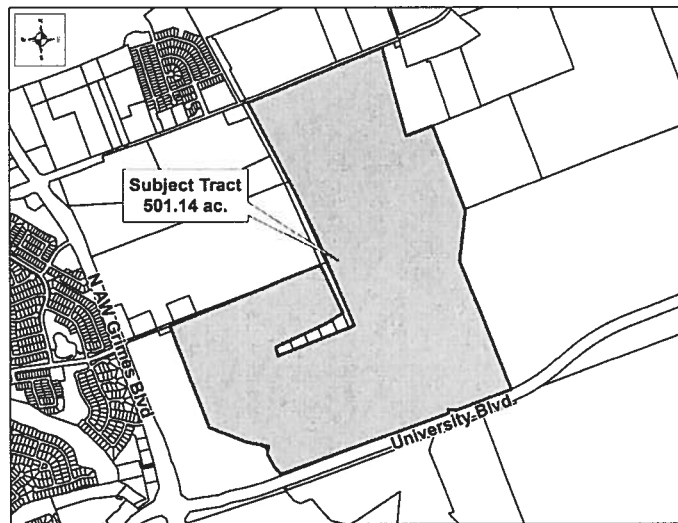
E Old Settlers Blvd

N Red Bud Ln



Subject Tracts
4.62 ac.

**Vizcaya Revised Preliminary Plat
PRELIM PLAT PP1904-003**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Approval of the revised Preliminary Plat

ZONING AT TIME OF APPLICATION: PUD (Planned Unit Development) No. 96

DESCRIPTION: 501.14 acres out of the Joseph Mott Survey, Abstract No. 427

CURRENT USE OF PROPERTY: Developed Residential Lots, Parkland, Open/Space, Undeveloped Residential Lots

GENERAL PLAN LAND USE DESIGNATION: The Future Land Use designation is determined by PUD No. 96, which designates this tract for residential purposes and other tracts for commercial uses.

ADJACENT LAND USE:

North: Westinghouse ROW/City of Georgetown Residential
 South: University Boulevard Right-of-Way/ETJ Residential
 East: ETJ Residential
 West: ETJ Residential/Commercial

PROPOSED LAND USE: Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	1228	246
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	3	25.3
Industrial:	0	0
Open/Common Space:	90	128
ROW:	2	88.9
Parkland:	0	0
Other:	6	12.9
TOTALS:	1329	501.14

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

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

Vizcaya Revised Preliminary Plat
PRELIMINARY PLAT PP1904-003

HISTORY: The Planning and Zoning Commission first approved the Vizcaya preliminary plat on November 20, 2013, under its original name of Avery North. There have been several revisions since its original approval, some of which required review by the Commission and some were administrative. The most recent revision was approved by the Planning and Zoning Commission on August 15, 2018. The PUD (No. 96) was approved by City Council on June 26, 2014.

DATE OF REVIEW: May 1, 2019

LOCATION: Northeast of the intersection of University Blvd. and N A.W. Grimes Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use designation is determined by PUD No. 96, which designates this tract for residential purposes and other tracts for commercial uses. The zoning designation for the site is PUD No. 96, Vizcaya. The PUD is divided into two use districts: approximately 25 acres of commercial development and approximately 473 acres of residential development and parkland/open space, plus a fire station site of 3 acres. A significant feature of the PUD plan is its requirement for a range of residential housing, including a requirement for a percentage of larger single family residential lots. Thirty percent (30%) of the total lots must be 7,500 square feet or greater, including fifteen percent (15%) which must be 9,100 square feet or larger. The other single family housing types included are standard lots, at 6,100 square feet minimum, and Casita lots, with 5,000 square feet minimum. The Casita lots are limited to 30% of the total. While there are limits on the overall number of most types of residential units, there is no overall residential unit maximum in the PUD.

Compliance with the Concept Plan: As shown, this preliminary plat is in compliance with Concept Plan in PUD No. 96.

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

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

Drainage: Drainage will tie into the master storm sewer system for the Vizcaya subdivision. The Floodplain Analysis and Drainage Plan for the preliminary plat is covered in a report for the entire subdivision completed in 2014.

Additional Considerations: This revised preliminary plat has been submitted to the P&Z for approval for the following reason pursuant to Code Section 10-27(f)(2):

- A. There is an increase of development lots from 1225 to 1228;
1. Increasing the number of single family large lots from 292 to 293;
 2. Increasing the number of single family standard lots from 400 to 402;
 3. No change to the number of single family Casita lots, 349;
 4. No change to the number of estate lots, 184.

The overall result of the proposed changes in lot allotment is an increase from 1,225 residential units to 1,228 units. Despite these changes, all the types of residential units would remain within their allowed ranges pursuant to PUD No. 96. Of the three new lots being added, one is included in Phase 5D (Item F4), which is being considered tonight. The other two lots will be added to future phases.

Vizcaya Revised Preliminary Plat
PRELIMINARY PLAT PP1904-003

RECOMMENDED MOTION:

Staff recommends approval with the following condition:

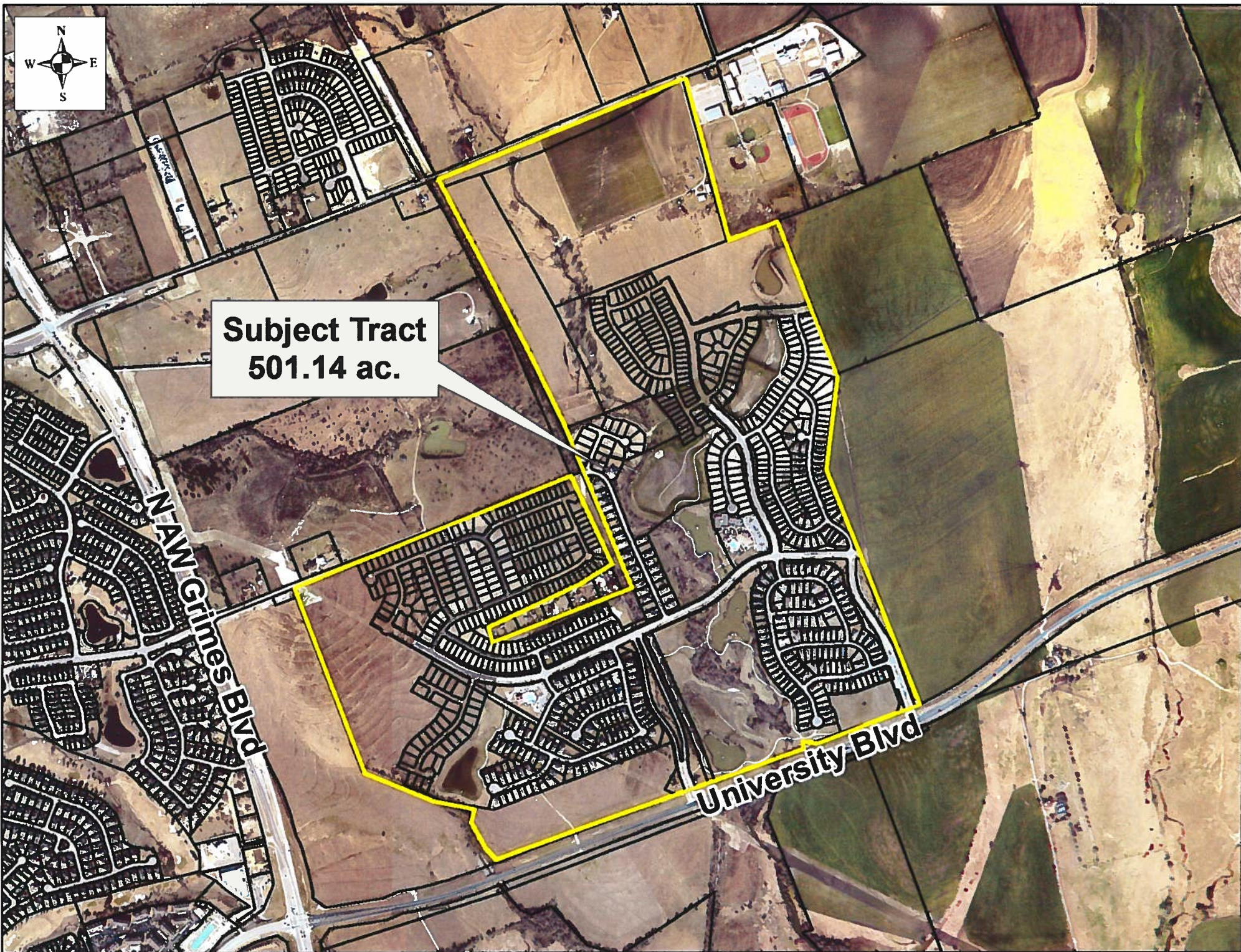
1. Revise the lot summary table on sheet 1 to reflect the proposed lot changes.

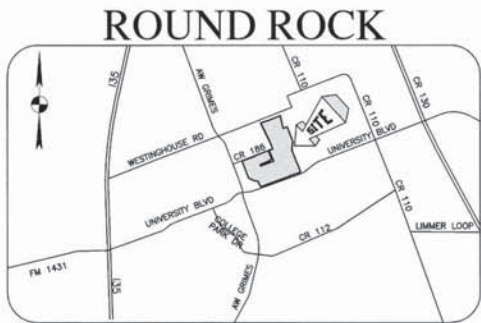


**Subject Tract
501.14 ac.**

N W Grimes Blvd

University Blvd



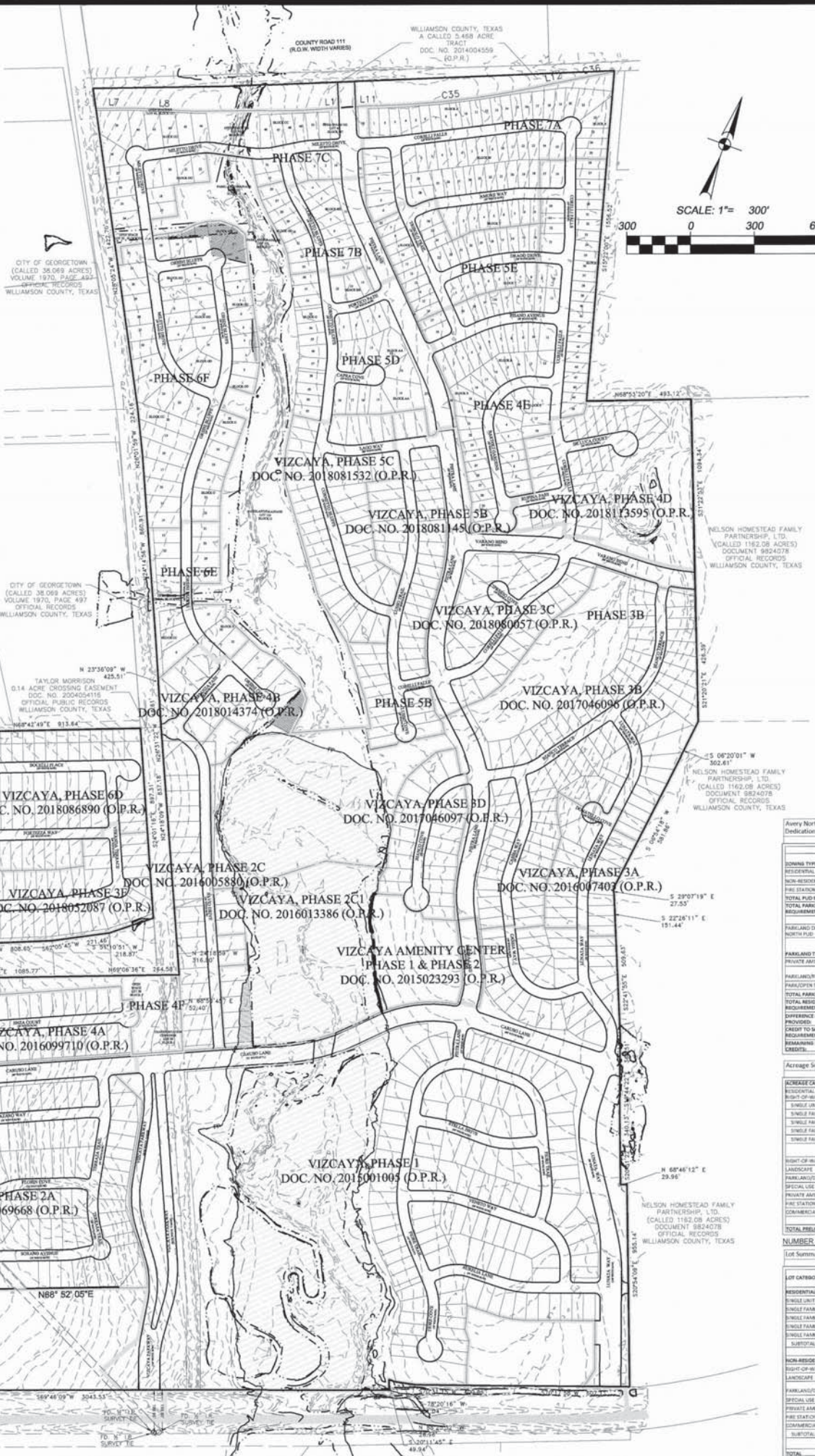
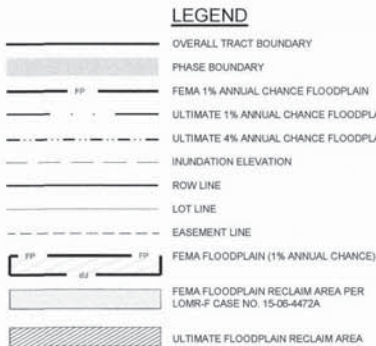


VICINITY MAP
NOT TO SCALE

VIZCAYA

(FORMERLY AVERY NORTH)

REVISED PRELIMINARY PLAT



GENERAL NOTES

- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED AND AS AMENDED BY PUD NO. 96.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED AND AS AMENDED BY PUD NO. 96.
- 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.
- 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 AS AMENDED BY PUD NO. 96.
- THIS PLAT CONFORMS TO PUD NO. 96 APPROVED BY CITY COUNCIL ON JUNE 28, 2014.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE AND STORM SEWER EASEMENTS SHOWN HEREON.
- A PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0489E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS. SAID PORTION HAS BEEN REMOVED LOTS 1-5 AND 9-11, BLOCK O PER THE APPROVED LOMR-F, CASE NO. 15-06-4472A.
- 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.
- THE MINIMUM FINISHED FLOOR ELEVATION OF ANY EXISTING AND/OR PROPOSED BUILDINGS SHALL BE 2' ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- LOT 45, BLOCK A, LOTS 121-123, BLOCK O, LOT 68, BLOCK K, AND LOT 46, BLOCK CC & LOT 23, BLOCK OO, BLOCK CC SHALL BE DEDICATED AS PARKLAND TO THE CITY OF ROUND ROCK BY SEPARATE DOCUMENT PRIOR TO PLAT RECORDATION.
- ALL LANDSCAPE LOTS SHOWN HEREON SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- LOT 48, BLOCK A, LOT 2, BLOCK J, LOT 21, BLOCK J, AND LOT 89, BLOCK J ARE TRANSPORTATION CORRIDOR LOTS TO BE PRESERVED FOR FUTURE ROW FOR TRANSPORTATION PURPOSES, EXCLUDING FREIGHT RAIL. IN THE INTERIM, THE LOT MAY BE USED FOR ACCESS, LANDSCAPING, SUBDIVISION WALLS, SIDEWALKS, 8' WIDE TRAIL, DRAINAGE AND CITY UTILITIES. HOWEVER, IF NECESSARY, ANY CITY UTILITIES, LANDSCAPING, OR OTHER IMPROVEMENTS WILL BE RELOCATED AT THE OWNER'S EXPENSE UPON NOTICE OF INTENT FROM THE APPROPRIATE GOVERNMENTAL AGENCY TO UTILIZE THE CORRIDOR FOR TRANSPORTATION PURPOSES.
- LOT 3, BLOCK J AND LOT 2, BLOCK I ARE RESERVE RIGHT OF WAY TO BE USED FOR THE FUTURE EXTENSION OF VIZCAYA PARKWAY AND AURELIA LANE, RESPECTIVELY.
- ROAD CONSTRUCTION SHALL BE PHASED IN ACCORDANCE WITH THE FIRST AMENDED DEVELOPMENT AGREEMENT DOC NO. 2014053864.
- 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.
- APPROVAL OF PRELIMINARY PLAT (PP1904-003) BY THE PLANNING AND ZONING COMMISSION ON MAY 1, 2019 SHALL SUPERSEDE PRELIMINARY PLAT (PP1805-001).

OWNERS

TAYLOR MORRISON OF TEXAS, INC.
ACREAGE: 501.14 ACRES
SURVEYOR: PAPE-DAWSON ENGINEERS, INC.
ENGINEER: PAPE-DAWSON ENGINEERS, INC.

ADDITIONAL EASEMENTS

- ELECTRIC UTILITY EASEMENT GRANTED TO TEXAS POWER AND LIGHT COMPANY RECORDED IN VOLUME 298, PAGE 398, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, TO THE EXTENT THAT THE SAME MAY AFFECT THE SUBJECT PROPERTY. (APPLIES)
- FLOOD CONTROL EASEMENT GRANTED TO BRUSHY CREEK WATER CONTROL & IMPROVEMENT DISTRICT NO. 1 OF WILLIAMSON AND MILAN COUNTIES, RECORDED IN VOLUME 446, PAGE 299, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, (APPLIES)
- ELECTRIC UTILITY EASEMENT GRANTED TO TEXAS POWER AND LIGHT COMPANY RECORDED IN VOLUME 862, PAGE 97, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, TO THE EXTENT THAT THE SAME MAY AFFECT PROPERTY (UNABLE TO PLOT)
- TERMS, PROVISIONS AND CONDITIONS OF BOUNDARY LINE AGREEMENT DATED AUGUST 23, 1994, EXECUTED BY AND BETWEEN N.G. WHITLOW, TRUSTEE AND THOMAS E. NELSON, JR., RECORDED IN VOLUME 1006, PAGE 906, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, (APPLIES)
- AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 304, PAGE 500, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, TO THE EXTENT THAT THE SAME MAY AFFECT THE SUBJECT PROPERTY. (UNABLE TO DETERMINE BEARINGS PROVIDED ARE TOO VAGUE AND NO WIDTH PROVIDED FOR EASEMENT)

BENCHMARK

Point No. 4, DESCRIPTION:
Iron Rod with Cap set in concrete.

VERTICAL DATUM:
NAVD83

POINT ELEVATION:
744.81'

GRID NORTHING: 10196420.3886'
GRID EASTING: 3143787.9035'

PATENT SURVEY: JOSEPH MOTT NO. 427
ENGINEER: PAPE-DAWSON ENGINEERS, INC.

Avery North PUD: Parkland Dedication Analysis			
KANSAS DEDICATION REQUIREMENTS PER SUBDIVISION ORDINANCES			
LANDING TYPE	ACREAGE	PARKLAND REQUIREMENT	(% OF TOTAL ACREAGE)
RESIDENTIAL (S.F.)	476.8	18.8	(3.9% OF TOTAL ACREAGE)
NON-RESIDENTIAL	24.9	\$10,000	(SQUARE FEET)
TOTAL PUD IN ACREAGE	501.7		
TOTAL PARKLAND DEDICATION REQUIREMENT	38.8 ACRES AND \$10,000		
PARKLAND DEDICATION PROVIDED IN AVERY NORTH PUD:			
PARKLAND TYPE	ACREAGE	ACRES CREDITED TOWARD PARKLAND REQUIREMENTS	(% OF CREDITS)
PRIVATE (PRIVATE CENTERS (S))	6.8	6.8	(17.5% CREDITS)
PARKLAND/TOPOGRAPHY	60.1	18.1	(46.8% OF CREDITS)
PARKLAND/TOPOGRAPHY (S)	60.1	18.1	(46.8% OF CREDITS)
TOTAL PARKLAND DEDICATION PROVIDED	66.9	24.9	(64.1% CREDITS)
DIFFERENCE BETWEEN REQUIREMENT & PROVIDED		13.9	(35.9% OF TOTAL ACREAGE)
CREDIT TO SATISFY NON-RESIDENTIAL REQUIREMENT		1.0	(0.2% OF TOTAL ACREAGE)
REMAINING PARKLAND REQUIREMENT CREDITS		12.9	(3.2% OF TOTAL ACREAGE)

Acreage Summary	
ACREAGE CATEGORY	ACREAGE
RESIDENTIAL DEVELOPMENT AND RIGHT-OF-WAY	318.8
SINGLE UNIT TOWNHOUSE	0.0
SINGLE FAMILY DETACHED ESTATE LOTS	20.4
SINGLE FAMILY DETACHED LARGE LOTS	49.2
SINGLE FAMILY DETACHED STANDING LOTS	74.3
SINGLE FAMILY DETACHED CASTLE LOTS	56.8
RIGHT-OF-WAY	83.1
LANDSCAPE	106.3
PARKLAND/TOPOGRAPHY (S)	60.1
SPECIAL USE	0.0
PRIVATE AMENITY CENTER	0.0
WATER STATION	23.3
TOTAL FINAL PLAT ACREAGE	501.14

NUMBER OF LOTS BY TYPE

Lot Summary				
LOT CATEGORY	OVERALL LOT COUNT	LOT REQUIREMENTS BY CATEGORY PER PUD NO. 96	% OF OVERALL LOTS	% REQUIREMENTS BY CATEGORY PER PUD NO. 96
RESIDENTIAL	1339	123 (9.2%)	9.2%	12 (0.9%)
SINGLE UNIT TOWNHOUSE	0	181 (13.5%)	13.5%	18 (1.4%)
SINGLE FAMILY DETACHED ESTATE LOTS	20	181 (13.5%)	13.5%	18 (1.4%)
SINGLE FAMILY DETACHED LARGE LOTS	20	181 (13.5%)	13.5%	18 (1.4%)
SINGLE FAMILY DETACHED STANDING LOTS	40	181 (13.5%)	13.5%	18 (1.4%)
SINGLE FAMILY DETACHED CASTLE LOTS	40	181 (13.5%)	13.5%	18 (1.4%)
SUBTOTAL	1339	1339	100.0%	100.0%
NON-RESIDENTIAL	169			
RIGHT-OF-WAY RESERVE	3			
LANDSCAPE	106			
PARKLAND/TOPOGRAPHY (S)	60			
SPECIAL USE	0			
PRIVATE AMENITY CENTER	0			
WATER STATION	23			
COMMERCIAL	0			
SUBTOTAL	169			
TOTAL	1508			

PAPE-DAWSON ENGINEERS

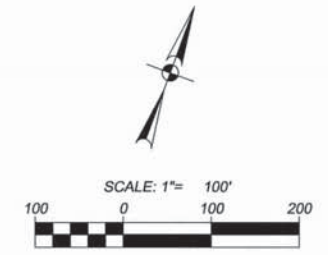
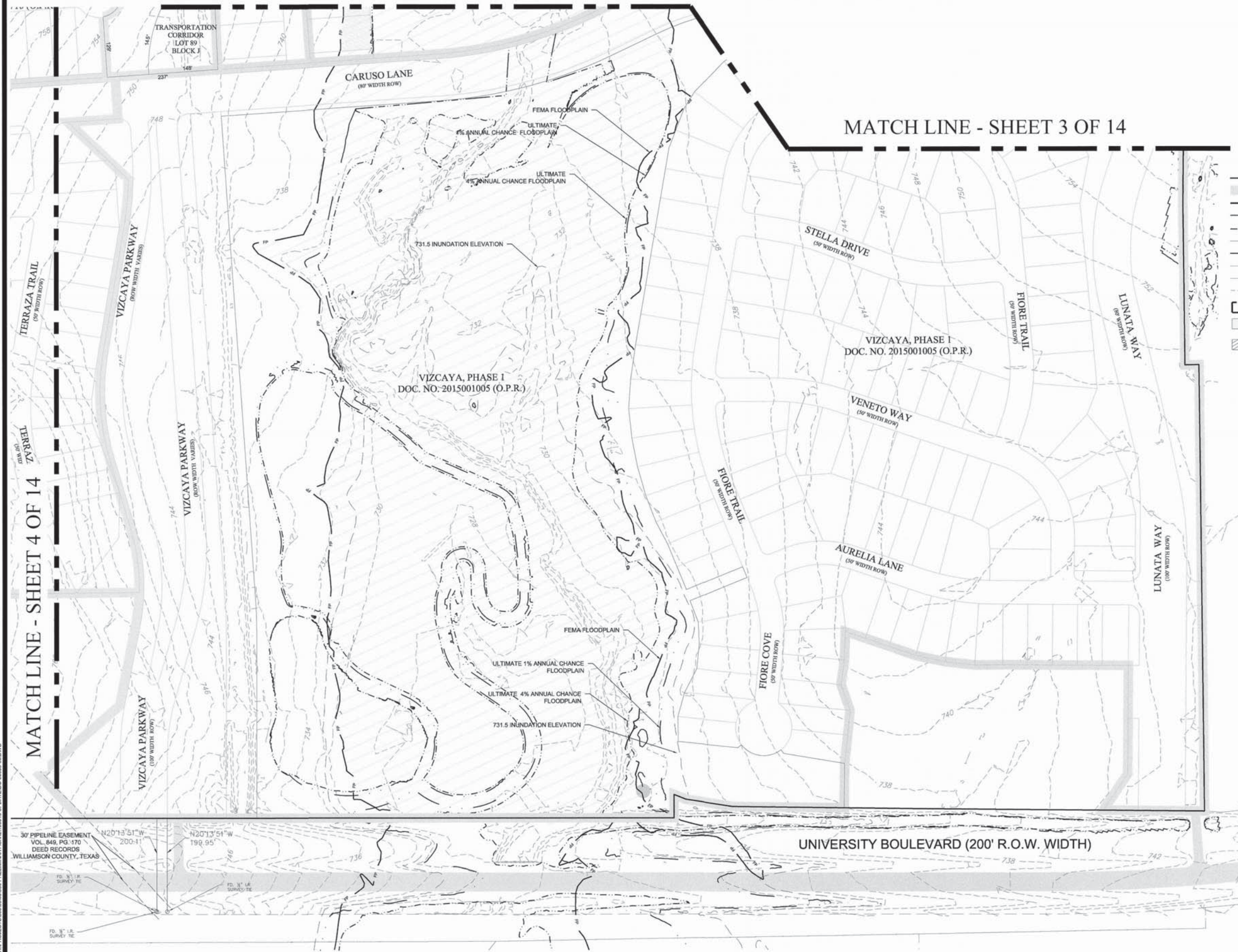
**VIZCAYA
REVISED PRELIMINARY PLAT**

OVERALL

JOB NO. 50803-03
DATE APRIL 2019
DESIGNER
CHECKED AC DRAWN HS
SHEET 1 OF 14

PP1904-003

DATE: Apr 16, 2019, 8:31 AM, USER: C. HOSCHKEPFLER
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- LEGEND**
- OVERALL TRACT BOUNDARY
 - PHASE BOUNDARY
 - FEMA 1% ANNUAL CHANCE FLOODPLAIN
 - ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
 - ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN
 - INUNDATION ELEVATION
 - ROW LINE
 - LOT LINE
 - STREET CENTER LINE
 - EASEMENT LINE
 - FEMA FLOODPLAIN (1% ANNUAL CHANCE)
 - FEMA FLOODPLAIN RECLAIM AREA PER LOMR-F CASE NO. 15-06-4472A
 - ULTIMATE FLOODPLAIN RECLAIM AREA

REVISIONS:



**PAPE-DAWSON
ENGINEERS**

10001 N. MOHAWK EXPY.,
BLDG. 3, SUITE 200
AUSTIN, TEXAS 78759
PHONE: 512.454.8711
FAX: 512.459.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

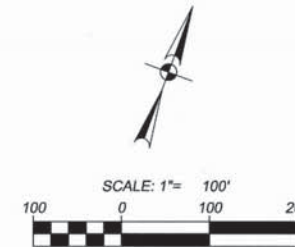
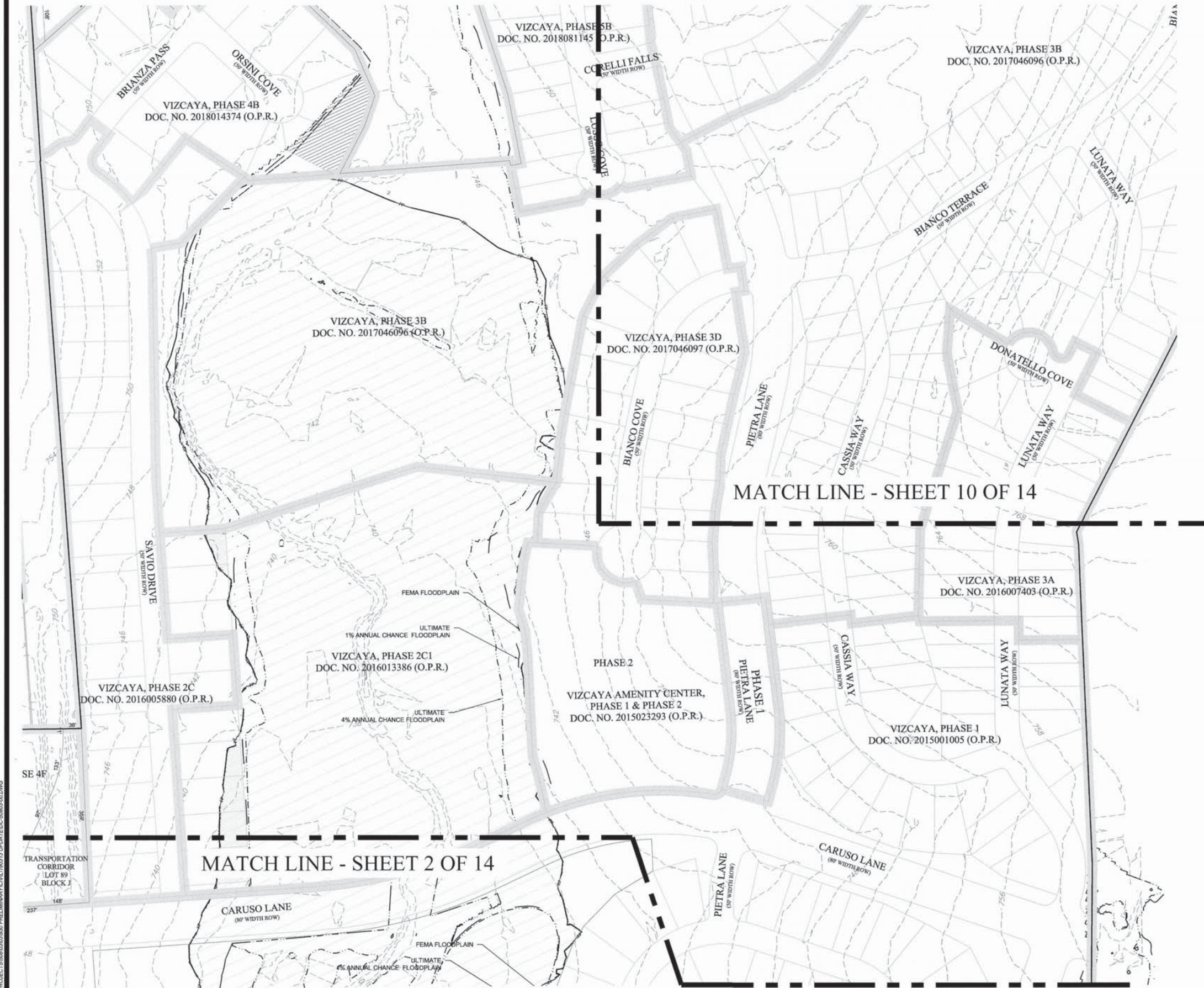
**VIZCAYA
REVISED PRELIMINARY PLAT**

SHEET 2 OF 14

JOB NO. 50803-03
DATE APRIL 2019
DESIGNER
CHECKED AC, DRAWN HS
SHEET 2 OF 14

PP1904-003

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LEGEND	
	OVERALL TRACT BOUNDARY
	PHASE BOUNDARY
	FEMA 1% ANNUAL CHANCE FLOODPLAIN
	ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
	ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN
	INUNDATION ELEVATION
	ROW LINE
	LOT LINE
	STREET CENTER LINE
	EASEMENT LINE
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	FEMA FLOODPLAIN RECLAIM AREA PER LOMR-F CASE NO. 15-06-4472A
	ULTIMATE FLOODPLAIN RECLAIM AREA

REVISIONS:



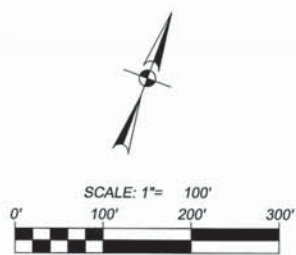
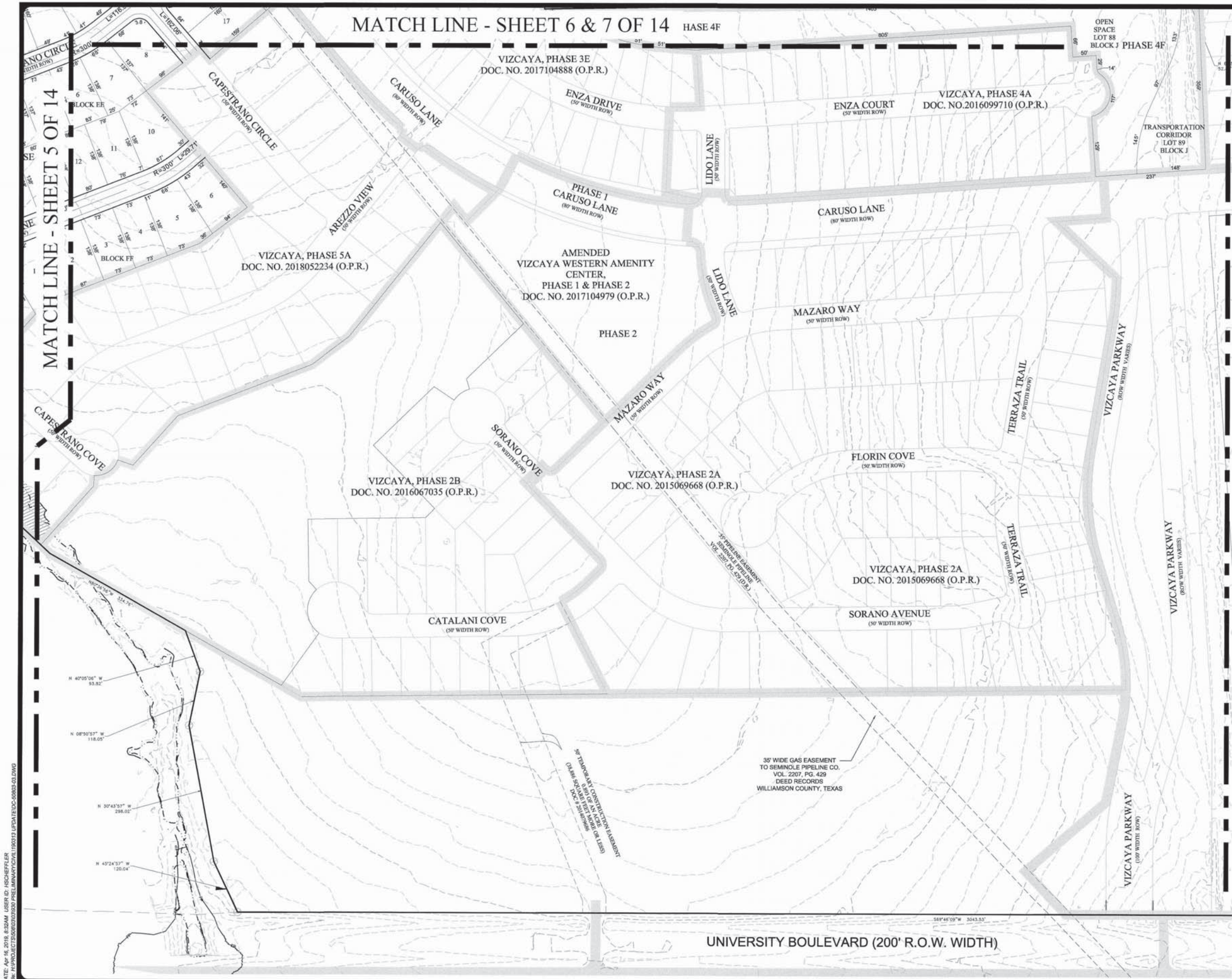
**PAPE-DAWSON
ENGINEERS**

10801 N. MO-PAC EXPY.,
BLDG. 3, SUITE 200
AUSTIN, TEXAS 78759
PHONE: 512.454.8711
FAX: 512.459.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

VIZCAYA
REVISED PRELIMINARY PLAT
SHEET 3 OF 14

JOB NO. 50803-03
DATE APRIL, 2019
DESIGNER
CHECKED AC DRAWN HS
SHEET 3 OF 14

PP1904-003



- LEGEND**
- OVERALL TRACT BOUNDARY
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 - FEMA 1% ANNUAL CHANCE FLOODPLAIN
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REVISIONS



**PAPE-DAWSON
ENGINEERS**

10801 N. LOOP W. SUITE 200
DALLAS, TEXAS 75243
PHONE: 214.454.8711
FAX: 214.454.8887
AUSTIN TEXAS 78759
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

**VIZCAYA
REVISED PRELIMINARY PLAT**

SHEET 4 OF 14

JOB NO. 50803-03
DATE APRIL 2019
DESIGNER
CHECKED AC DRAWN HS
SHEET 4 OF 14

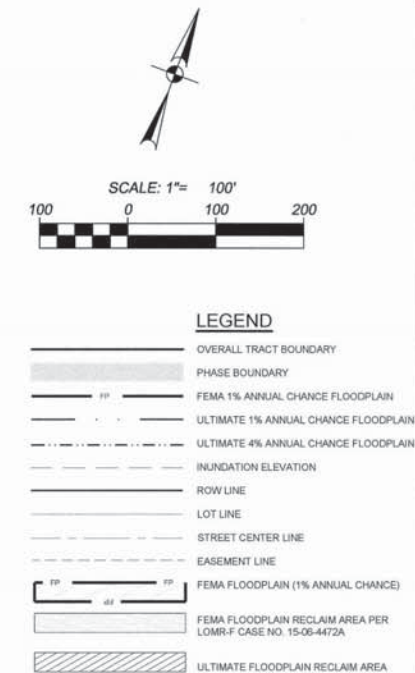
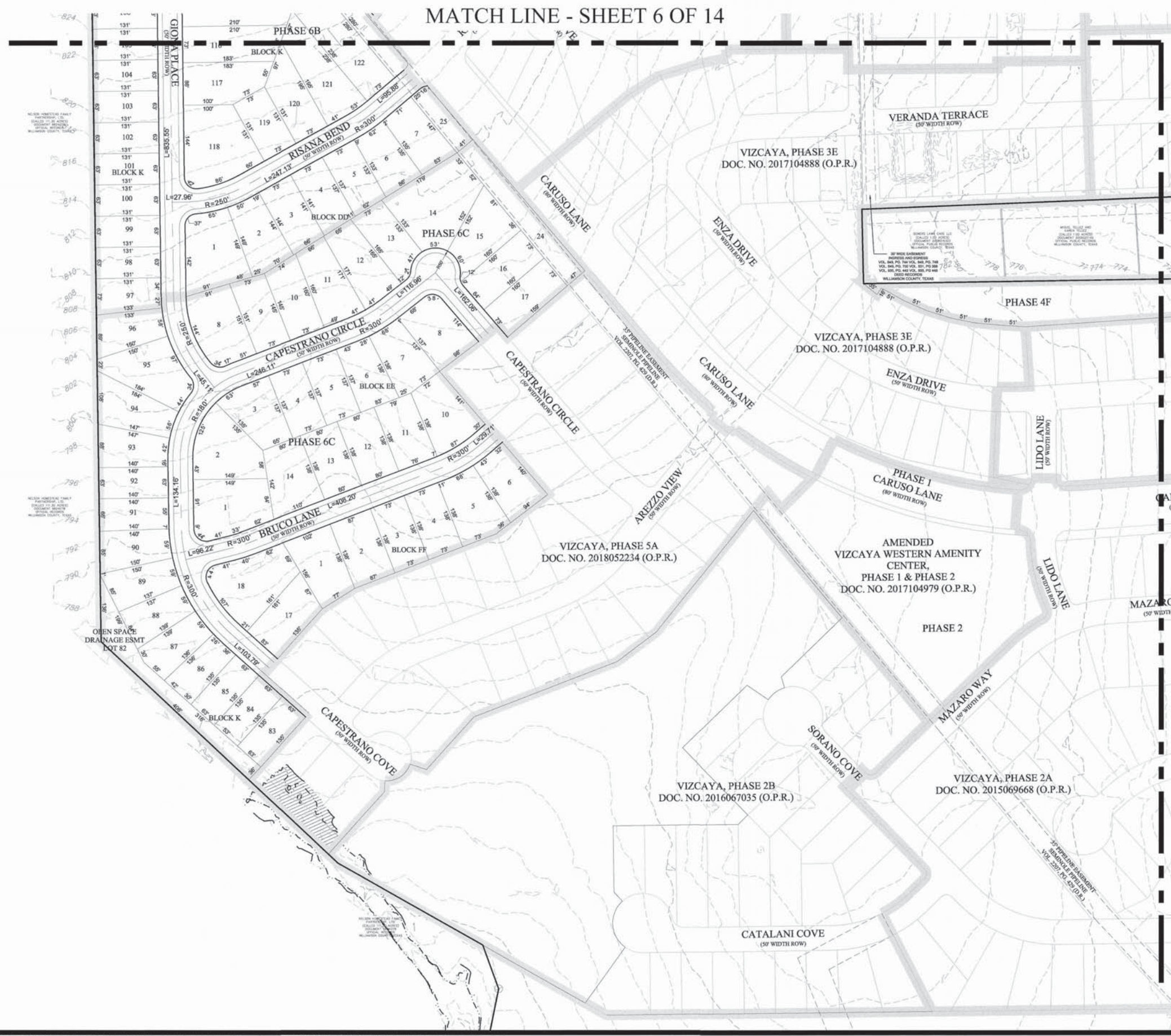
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**PAPE-DAWSON
ENGINEERS**

10001 N. MO'PAC EXPY.,
BLDG. 3, SUITE 200
AUSTIN, TEXAS 78759
PHONE: 512.454.8711
FAX: 512.458.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

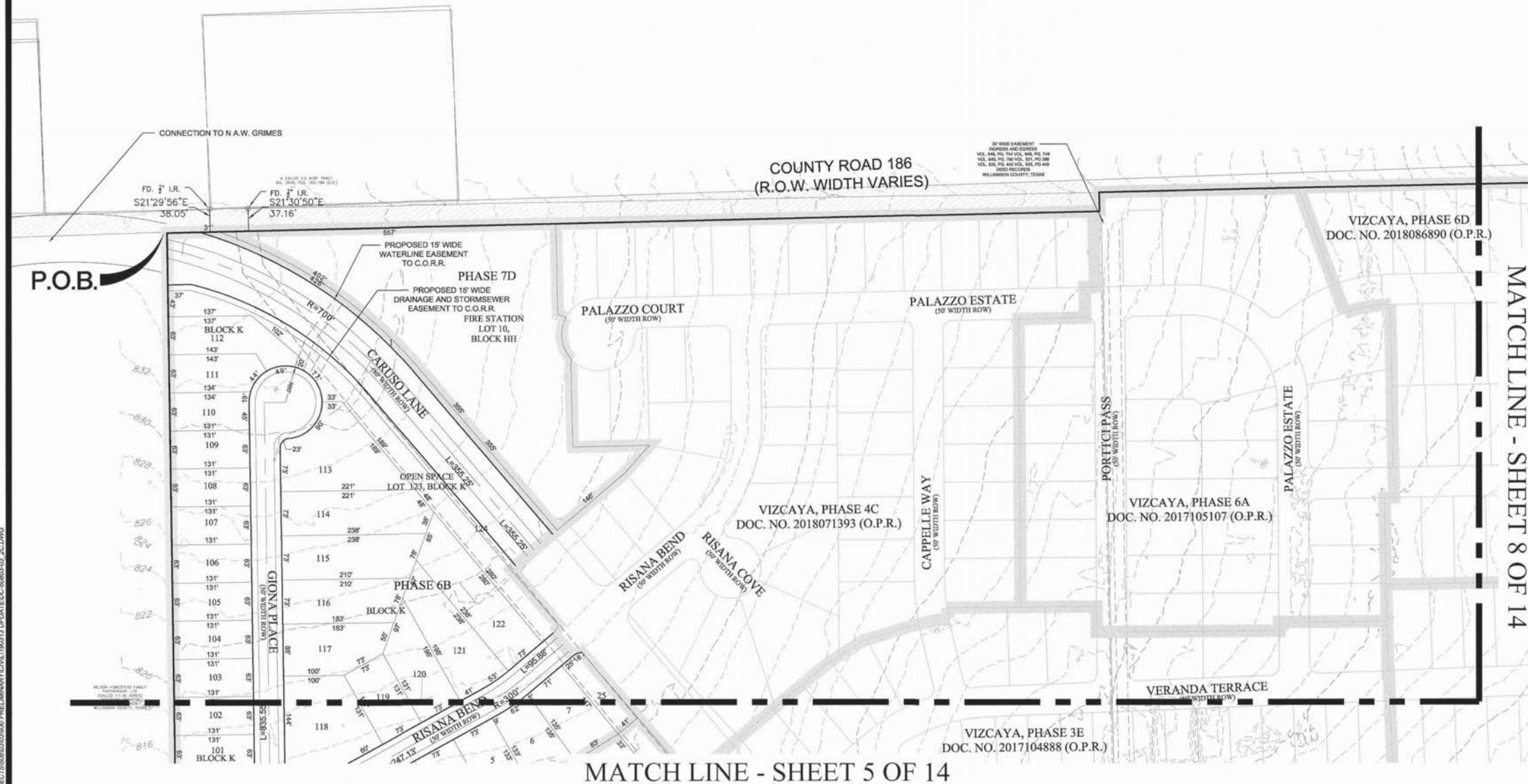
VIZCAYA
REVISED PRELIMINARY PLAT

SHEET 5 OF 14

JOB NO. 50803-03
DATE APRIL 2019
DESIGNER
CHECKED AC, DRAWN HS
SHEET 5 OF 14

PP1904-003

DATE: APR 16, 2019, 9:44AM USER: J. HOSCHKE/ELP
FILE: H:\PROJECTS\1904\1904-003\PP1904-003.DWG
PP1904-003



SCALE: 1"= 100'

100 0 100 200

LEGEND

- OVERALL TRACT BOUNDARY
- PHASE BOUNDARY
- FEMA 1% ANNUAL CHANCE FLOODPLAIN
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REVISIONS:



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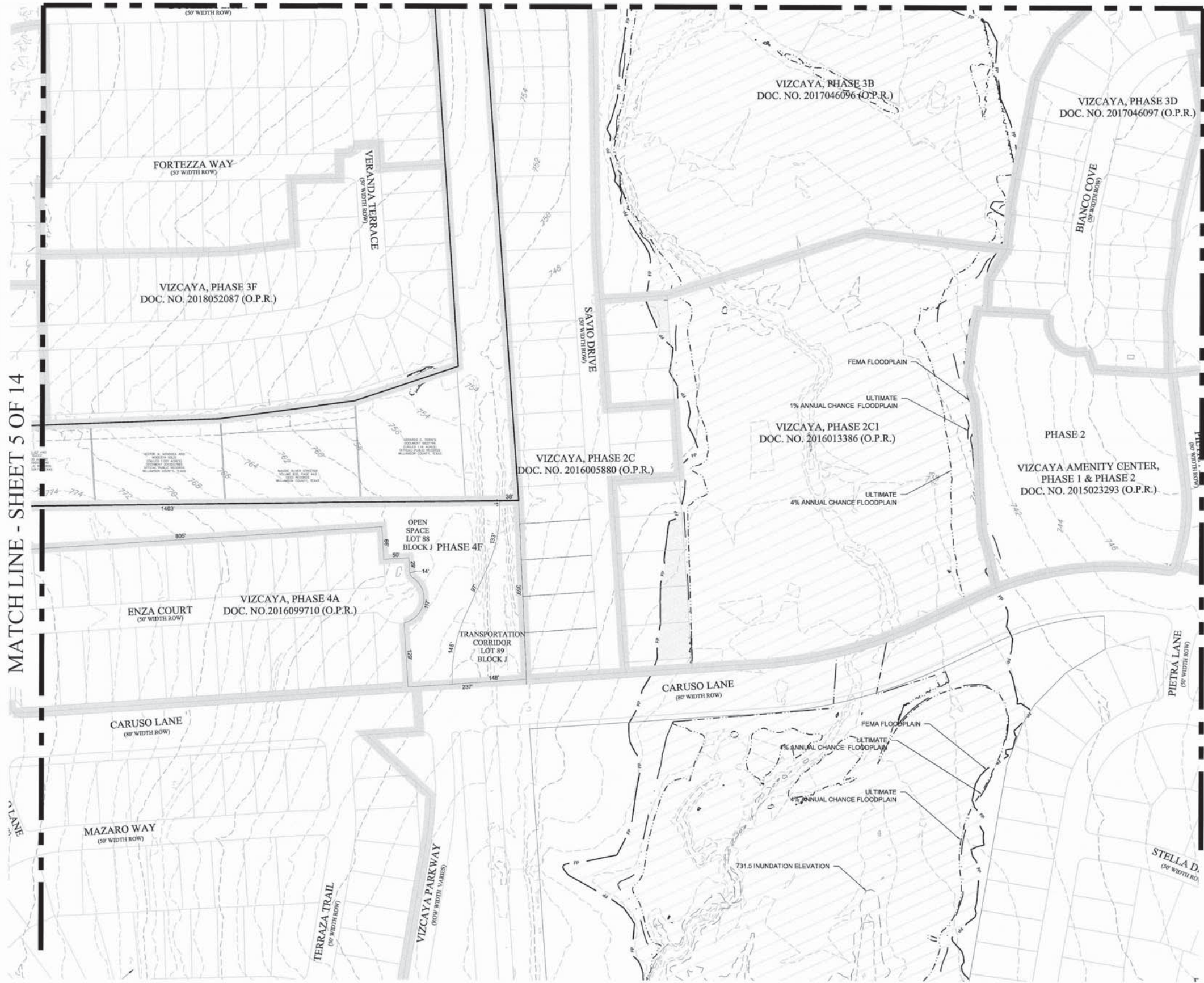
10801 N. MOHAWK EXPY.,
BLDG. 3, SUITE 200
AUSTIN, TEXAS 78758
PHONE: 512.454.8711
FAX: 512.459.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

VIZCAYA
REVISED PRELIMINARY PLAT
SHEET 6 OF 14

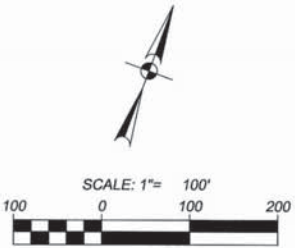
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DATE APRIL 2019
DESIGNER
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SHEET 6 OF 14

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MATCH LINE - SHEET 10 OF 14



- LEGEND**
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 - FEMA 1% ANNUAL CHANCE FLOODPLAIN
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 - ULTIMATE FLOODPLAIN RECLAIM AREA

REVISIONS:



**PAPE-DAWSON
ENGINEERS**

10801 N. MOORE AVE., SUITE 200
AUSTIN, TEXAS 78759
PHONE: 512.454.8771
FAX: 512.458.8807
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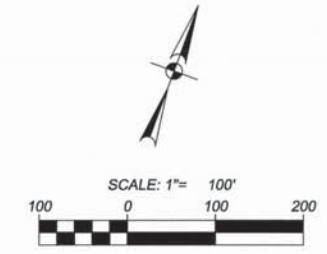
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REVISED PRELIMINARY PLAT

SHEET 7 OF 14

JOB NO. 50803-03
DATE APRIL 2019
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SHEET 7 OF 14

PP1904-003

COUNTY ROAD 111
(R.O.W. WIDTH VARIES)



- LEGEND**
- OVERALL TRACT BOUNDARY
 - PHASE BOUNDARY
 - FEMA 1% ANNUAL CHANCE FLOODPLAIN
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REVISIONS:



**PAPE-DAWSON
ENGINEERS**

10001 N. MOHAVE EXPY.
BLDG. 3, SUITE 200
AUSTIN, TEXAS 78759
PHONE: 512.454.8711
FAX: 512.458.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

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SHEET 9 OF 14

JOB NO. 50803-03
DATE APRIL 2019
DESIGNER
CHECKED AC, DRAWN HS
SHEET 9 OF 14

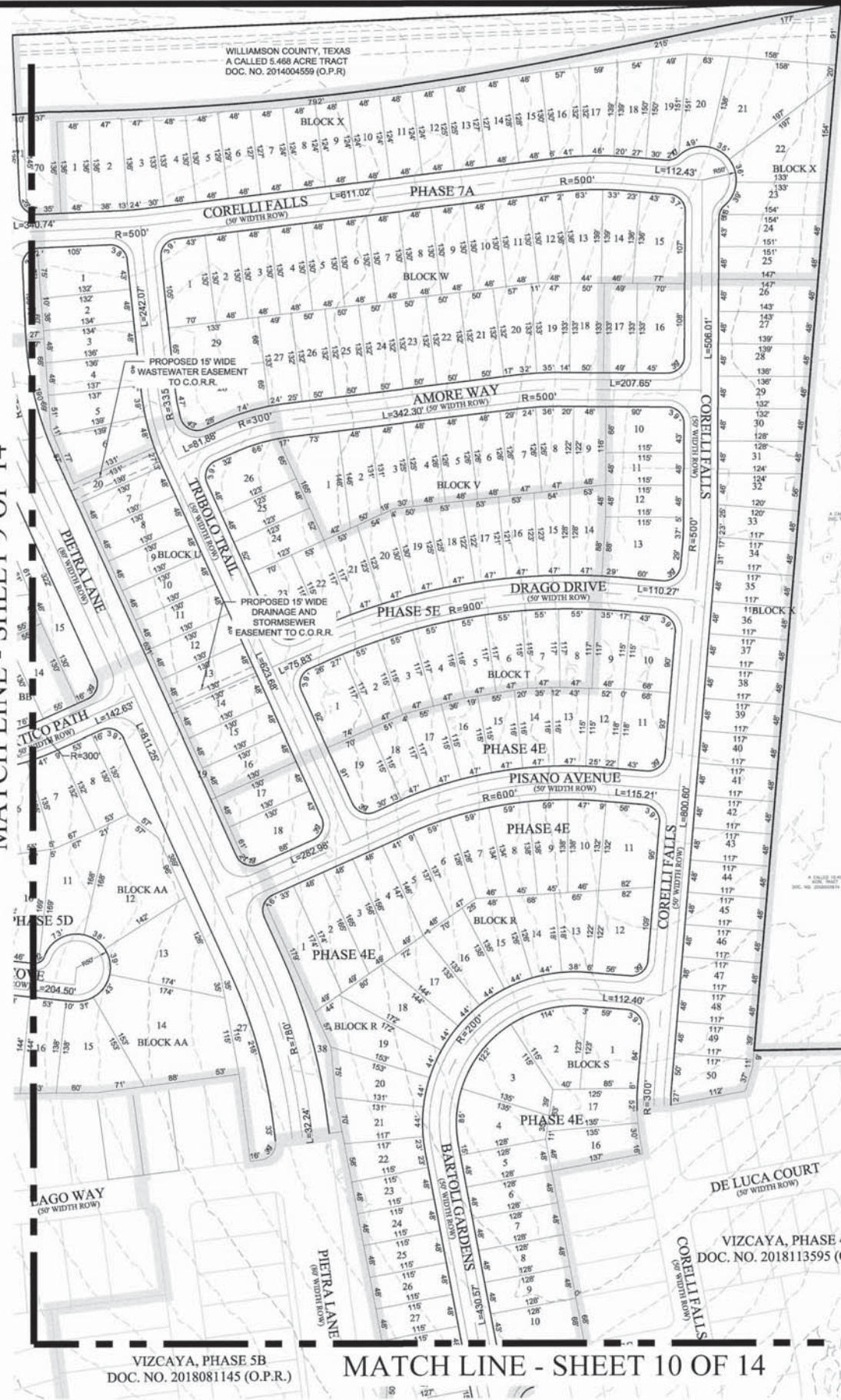
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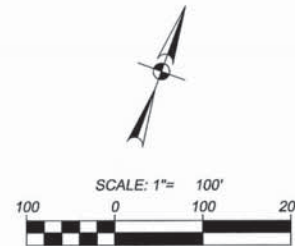
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PP1904-003 PRELIMINARY PLAT SHEET 11 OF 14

MATCH LINE - SHEET 9 OF 14



MATCH LINE - SHEET 10 OF 14



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ENGINEERS**

PHONE 512-454-8711
FAX 512-459-8887
1001 N. MOHAWK EXPY.
BLDG. 3, SUITE 200
AUSTIN, TEXAS 78719
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

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REVISED PRELIMINARY PLAT

SHEET 11 OF 14

JOB NO. 50803-03
DATE APRIL 2019
DESIGNER
CHECKED AC DRAWN HS
SHEET 11 OF 14

PP1904-003

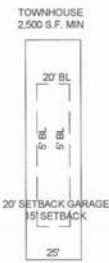
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FILE: H:\PP1904\003\PP1904-003\PP1904-003\PP1904-003-003.DWG

ESTATE											
LOT SUMMARY			LOT SUMMARY			LOT SUMMARY			LOT SUMMARY		
LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)
1	GO	12881.77	6	EE	10575.44	13	DD	10673.55	21	CC	11615.46
1	DD	17229.18	7	CC	10812.34	14	CC	11558.17	21	OO	9700.98
1	FF	13058.79	7	DD	11051.81	14	EE	13143.92	22	CC	11835.41
1	EE	16908.05	7	EE	11549.17	14	DD	22995.38	22	OO	9951.16
2	II	9484.29	8	CC	9258.31	15	CC	12751.26	23	CC	14308.42
2	DD	12099.23	8	GG	9134.28	15	DD	13085.01	24	CC	16125.22
2	FF	12002.54	8	EE	12966.85	16	OO	9121.38	25	CC	12206.98
2	EE	15917.70	8	DD	15278.43	16	CC	13397.86	25	O	11483.69
3	DD	10406.39	9	DD	10830.23	16	DD	11744.37	26	CC	10279.30
3	FF	10088.41	10	CC	9185.13	17	OO	9563.00	26	O	10583.09
3	EE	12621.50	10	EE	13380.49	17	CC	16136.89	27	CC	9674.06
4	DD	10124.50	10	DD	11134.28	17	FF	12279.17	27	O	14332.17
4	FF	10088.41	11	CC	9132.67	17	DD	11505.43	28	CC	9582.06
4	EE	9974.81	11	EE	11222.30	18	OO	9563.00	28	O	9855.00
5	FF	13078.58	11	DD	12904.79	18	CC	18534.74	29	CC	9587.51
5	DD	9842.81	12	CC	9158.04	18	FF	18521.82	29	O	9855.00
5	EE	9974.81	12	EE	11068.92	19	OO	10816.87	30	CC	9595.51
6	DD	10368.00	12	DD	13001.16	19	CC	19989.18	30	O	9855.00
6	CC	13967.50	13	CC	9138.07	20	OO	9563.00	31	CC	9803.49
6	FF	11654.88	13	EE	11068.92	20	CC	22486.57	31	O	9855.00

LARGE				
LOT SUMMARY		LOT SUMMARY		LOT SUMMARY
LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK
1	OO	8709.52	6	P
1	Q	11052.77	6	Q
2	GG	11508.26	7	GG
2	OO	8732.93	7	OO
2	Q	12449.56	7	P
2	P	9443.82	7	Q
3	GG	10367.25	8	OO
3	OO	8672.66	8	P
3	Q	13543.07	8	Q
3	P	10406.58	9	GG
4	GG	7888.68	9	OO
4	OO	8534.26	9	P
4	P	8778.17	9	Q
4	Q	12127.72	10	GG
5	GG	7875.00	10	OO
5	OO	7875.00	10	P
5	P	7875.00	10	Q
5	Q	12915.51	11	GG
6	GG	7875.00	11	OO
6	OO	7875.00	11	P

STANDARD									
LOT SUMMARY		LOT SUMMARY		LOT SUMMARY		LOT SUMMARY		LOT SUMMARY	
LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #
1	BB	8766.98	8	AA	8935.37	14	Z	12743.87	22
1	Z	13898.73	8	KK	7133.53	15	AA	11882.65	23
2	BB	7887.07	9	BB	7870.97	15	KK	7133.71	23
2	Z	9073.02	9	AA	10890.53	15	Z	10948.06	24
3	KK	7480.85	9	KK	7133.54	16	AA	7454.57	24
3	Z	8124.26	10	BB	8294.99	16	KK	7133.71	25
4	BB	10182.28	10	AA	8717.47	16	Z	9493.92	26
4	KK	7133.54	10	KK	7133.53	17	AA	7777.94	26
4	Z	7800.00	11	BB	10255.57	17	KK	7133.71	29
5	BB	8225.23	11	AA	10734.22	17	Z	7107.38	30
5	AA	9071.21	11	KK	7133.54	18	AA	9492.44	30
5	KK	7133.53	12	BB	8848.01	18	KK	7133.71	31
5	Z	10265.87	12	AA	17345.47	18	Z	7542.08	31
6	BB	7961.13	12	KK	7133.53	19	KK	7133.71	32
6	AA	7930.23	13	BB	8456.87	19	Z	7976.80	32
6	KK	7133.53	13	AA	14822.37	20	KK	7133.71	33
7	BB	7690.08	13	KK	10589.38	20	Z	8411.52	33
7	AA	7762.77	14	BB	7211.18	21	KK	7133.71	34
7	KK	7133.53	14	AA	24079.51	21	Z	8846.25	34
8	BB	7507.80	14	KK	10067.38	22	KK	7133.71	35



REVISIONS:



**PAPE-DAWSON
ENGINEERS**

10801 N. MOFAC EXPY.
BLDG. 3, SUITE 200
AUSTIN TEXAS 78759
PHONE: 512-454-8711
FAX: 512-459-8887
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION #470

**VIZCAYA
REVISED PRELIMINARY PLAT**

SHEET 12 OF 14

JOB NO. 50803-03
DATE APRIL 2019
DESIGNER
CHECKED AC DRAWN HS
SHEET 12 OF 14

PP1904-003

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S SIGNATURE AND SEAL.

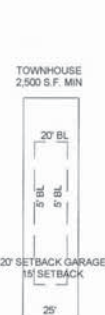
CASITA

LOT SUMMARY			LOT SUMMARY			LOT SUMMARY			LOT SUMMARY			LOT SUMMARY			LOT SUMMARY			LOT SUMMARY			LOT SUMMARY			LOT SUMMARY			LOT SUMMARY		
LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)
1	U	9180.84	3	T	8923.75	6	S	8152.29	9	V	8706.21	11	T	7871.89	14	T	5921.50	17	T	5875.89	21	V	5991.91	26	V	8646.85	30	X	5514.67
1	V	10064.34	4	U	8542.26	8	R	8860.31	9	W	8240.00	11	V	5520.00	14	V	6972.00	17	V	6085.19	22	W	6800.00	27	W	6517.51	40	X	5614.43
1	W	8859.18	4	V	8019.94	6	T	8921.26	9	X	5948.54	12	Z	7923.63	15	X	6203.57	18	W	6655.10	22	X	13396.89	27	X	6778.02	41	X	5614.20
1	X	6535.60	4	W	6240.00	7	Z	8206.72	9	S	6152.29	12	W	6411.01	15	W	9417.35	18	X	7211.66	22	R	5978.74	27	R	5520.00	42	X	5613.96
1	S	9002.35	4	X	6319.71	7	V	6340.48	9	R	7148.56	12	X	5994.00	15	R	7671.47	18	R	9331.99	22	V	5797.84	28	W	10392.23	43	X	5613.72
1	R	8571.90	4	S	8999.88	7	W	6240.00	9	U	6240.00	12	R	10262.62	15	U	6240.00	18	U	9670.36	23	W	6900.00	28	R	5520.00	44	X	5613.48
1	T	8780.16	4	R	7281.36	7	X	8012.85	9	T	5797.63	12	U	6240.00	15	T	5654.88	18	T	5891.23	23	X	6776.71	28	X	6599.25	45	X	5613.24
2	U	6393.26	4	T	5548.38	7	S	6152.29	10	Z	9509.06	12	T	5763.31	15	V	6302.20	18	V	5194.53	23	R	5520.00	29	W	8994.06	46	X	5613.00
2	V	6626.10	5	U	7399.88	7	R	5787.76	10	W	6240.00	12	V	5520.00	16	W	9183.89	19	W	7065.56	23	V	7769.40	29	R	5811.86	47	X	5612.76
2	W	6240.00	5	V	6038.28	7	U	6240.00	10	X	5948.54	13	Z	10237.61	16	X	6732.26	19	X	7373.03	24	W	6600.00	29	X	6420.47	48	X	5612.52
2	X	6704.44	5	W	6240.00	7	T	5906.84	10	S	8581.62	13	W	7399.23	16	S	7196.91	19	R	10884.62	24	X	7313.46	30	R	6145.47	49	X	5612.28
2	S	9471.44	5	X	6227.44	8	Z	8206.72	10	R	6916.69	13	X	8054.90	16	R	7899.11	19	T	7821.32	24	R	5520.00	30	X	6241.70	50	X	6976.27
2	R	8149.55	5	S	6152.29	8	V	6378.90	10	U	6240.00	13	R	6520.85	16	U	6240.00	19	V	6446.26	24	V	6403.76	31	R	5621.57			
2	T	5931.35	5	R	6896.24	8	W	6240.00	10	T	7665.34	13	U	6240.00	16	T	5865.11	20	W	6985.60	25	W	6600.00	31	X	6062.92			
3	U	6467.76	5	T	5947.54	8	X	5948.54	10	V	7885.87	13	T	5868.87	16	V	6121.83	20	X	7416.37	25	X	7135.57	32	X	6203.49			
3	V	6053.37	6	Z	8206.72	8	S	6152.29	11	Z	8302.52	13	V	10442.95	17	W	6522.75	20	R	8123.45	25	R	5520.00	33	X	5691.85			
3	W	6240.00	6	U	8325.37	8	R	7074.10	11	W	6997.54	14	W	6997.54	17	X	7054.78	20	V	6333.27	25	V	5688.26	34	X	5617.51			
3	X	6781.02	6	V	6056.61	8	U	6240.00	11	X	5948.54	14	X	6124.61	17	S	7311.85	21	W	6600.00	26	W	6600.00	35	X	5615.63			
3	S	9945.71	6	W	6240.00	8	T	5899.44	11	R	10100.96	14	R	6758.69	17	R	7909.35	21	X	15619.34	26	X	6959.79	36	X	5615.39			
3	R	7705.45	6	X	6150.57	9	Z	8312.04	11	U	6240.00	14	U	6240.00	17	U	6240.00	21	R	6679.94	26	R	5520.00	38	X	5614.91			

NON-RESIDENTIAL

LOT SUMMARY				LOT SUMMARY			
LOT #	BLOCK	LOT AREA (SQ.FT.)	DESCRIPTION	LOT #	BLOCK	LOT AREA (SQ.FT.)	DESCRIPTION
1	HH	11348.26	LANDSCAPE	82	K	16757.58	OPEN SPACE/DRAINAGE
1	NN	191939.35	COMMERCIAL LIMITED	88	J	131172.84	OPEN SPACE
1	MM	908494.65	COMMERCIAL LIMITED	89	J	33594.31	TRANSPORTATION CORRIDOR
1	P	6024.13	LANDSCAPE	123	O	839773.32	PARKLAND/DRAINAGE
9	CC	26528.36	OPENSPACE	123	K	28399.63	OPENSPACE
10	HH	131625.08	FIRE STATION				
19	U	2714.67	LANDSCAPE				
19	GG	11775.86	LANDSCAPE				
20	U	9795.62	LANDSCAPE				
21	U	3226.95	LANDSCAPE				
23	II	2693.00	LANDSCAPE				
23	DD	25407.87	OPEN SPACE				
24	DD	15335.47	OPEN SPACE				
25	DD	5620.38	OPEN SPACE				
33	CC	13612.60	OPENSAPCE				
37	R	15027.34	LANDSCAPE				
38	R	5447.48	LANDSCAPE				
45	CC	56094.62	OPEN SPACE/ DRAINAGE				
70	X	33824.27	LANDSCAPE				
71	X	1389.86	LANDSCAPE				

LOT SUMMARY	TOTAL LOT COUNT																																	
	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 4E	PHASE 4F	PHASE 5A	PHASE 5B	PHASE 5C	PHASE 5D	PHASE 5E	PHASE 6A	PHASE 6B	PHASE 6C	PHASE 6D	PHASE 6E	PHASE 6F	PHASE 7A	PHASE 7B	PHASE 7C	PHASE 7D	TOTAL	
SINGLE UNIT TOWNHOUSE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SINGLE FAMILY DETACHED ESTATE LOTS	-	-	-	21	8	-	-	-	-	1	-	-	15	-	-	-	-	30	-	-	-	-	-	-	17	32	-	14	29	-	-	17	-	184
SINGLE FAMILY DETACHED LARGE LOTS	49	35	28	-	-	-	-	22	20	7	-	-	45	-	-	-	-	-	-	-	-	-	31	16	13	-	-	27	-	-	-	-	293	
SINGLE FAMILY DETACHED STANDARD LOTS	68	43	-	-	-	-	37	-	-	43	31	30	-	-	-	-	-	-	3	40	29	-	-	-	-	51	-	-	-	16	11	-	402	
SINGLE FAMILY DETACHED CASITA LOTS	30	-	-	-	-	21	42	-	-	-	-	-	-	-	28	64	0	-	43	-	49	-	-	-	-	-	-	-	72	-	-	-	349	
TOTAL	147	78	28	21	8	21	79	22	20	51	31	30	15	45	28	64	0	30	46	40	29	49	31	33	45	51	14	56	72	16	28	0	1222	



REVISIONS:



**PAPE-DAWSON
ENGINEERS**

10801 N. MO'PAC EXPY.,
BLDG. 3, SUITE 200
AUSTIN, TEXAS 78758
PHONE: 512.454.8711
FAX: 512.458.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

VIZCAYA
REVISED PRELIMINARY PLAT

SHEET 13 OF 14

JOB NO. 50803-03
DATE APRIL 2019
DESIGNER
CHECKED AC DRAWN HS
SHEET 13 OF 14

PP1904-003

DATE: Apr 16, 2014, 9:34AM USER ID: JACQUELYN
File: H:\PROJECTS\50803\035083 PREL\MIN\STATE\CIVIL\190413 UPD\1918-50803-03_2C.DWG

FIELD NOTES FOR

A 89.025 acre, or 3,877,948 square feet more or less, tract of land, a portion of a called 144.41 acre tract, conveyed to John S. Avery Sr. Trust, recorded in Document No. 2006112407 of the Official Public Records of Williamson County, Texas, and a portion of that certain called 61.733 acre tract (Tract One) conveyed to Taylor Morrison of Texas, Inc. recorded in Document No. 2013115650 of the Official Records of Williamson County, Texas, situate in the Joseph Mott Survey, Abstract No. 427, in the City of Round Rock, Texas, Williamson County, Texas. Said 89.025 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:

COMMENCING: At a found 1/2" iron rod, the northwest corner of a called 5.468 acre tract, conveyed to Williamson County, recorded in Document No. 2014004589 of the Official Public Records of Williamson County, Texas, a point in the east line of a called 38.069 acre tract recorded in Volume 1970, Page 487 of the Official Public Records of Williamson County, Texas and a point in the south right of way line of County Road 111/Westinghouse Road, a variable width right of way:

THENCE: S 28°0'37" E, along and with the west line of said called 5.468 acre tract and the east line of said called 38.069 acre tract, a distance of 20.16 feet to a found nail;

THENCE: S 28°40'07" E, along and with the west line of said called 5.468 acre tract and the east line of said called 38.069 acre tract, a distance of 77.01 feet to a calculated point, for the POINT OF BEGINNING of herein described tract;

THENCE: Departing the east line of said called 38.069 acre tract, along and with the south line of said called 5.468 acre tract the following calls and distances:

N 69°08'24" E, a distance of 171.47 feet to a calculated point;

N 72°32'24" E, a distance of 300.54 feet to a calculated point;

N 69°08'24" E, a distance of 500.00 feet to a calculated point;

N 65°40'24" E, a distance of 300.54 feet to a calculated point;

N 69°08'24" E, a distance of 17.90 feet to a calculated point;

Northeasterly, along a non-tangent curve to the left, said curve having a radial bearing of N 20°53'27" W, a radius of 4,068.00 feet, a central angle of 10°53'19", a chord bearing and distance of N 63°39'54" E, 771.55 feet, an arc length of 773.09 feet to a calculated point;

N 68°13'09" E, a distance of 215.35 feet to a calculated point;

THENCE: Northeasterly, along a non-tangent curve to the right, said curve having a radial bearing of S 31°46'35" E, a radius of 3,932.00 feet, a central angle of 02°34'48", a chord bearing and distance of N 69°30'48" E, 177.01 feet, an arc length of 177.02 feet to a calculated point, from which a found 1/2" iron rod bears N 15°22'00" W, 4.89 feet, the northeast corner of said called 5.468 acre tract, the northwest corner of a called 23.65 acre tract recorded in Document No. 2005003974 of the Official Public Records of Williamson County, Texas and a point in the south right of way line of the aforementioned County Road 111;

THENCE: S 15°22'00" E, along and with the east line of said called 144.41 acre tract and the west line of said called 23.65 acre tract, at a distance of 1052.55 feet passing a found 1/2" iron rod, the southwest corner of said called 23.65 acre tract and the northwest corner of a called 10.40 acre tract recorded in Document No. 2005003974 of the Official Public Records of Williamson County, Texas, continuing along and with the east line of said called 144.41 acre tract and the west line of said called 10.40 acre tract for a total distance of 1558.52 feet to a found 1/2" iron rod, the southwest corner of said called 10.40 acre tract;

THENCE: S 68°57'13" W, over and across said called 144.41 acre tract, a distance of 1711.38 feet to a calculated point;

THENCE: Southeasterly, along a non-tangent curve to the right, over and across said called 144.41 acre tract, said curve having a radial bearing of S 62°02'50" W, a radius of 11,901.20 feet, a central angle of 07°21'53", a chord bearing and distance of S 24°16'09" E, 1,528.72 feet, at an arc length of 1,088.77 passing the south line of said called 144.41 acre tract and the north line of the aforementioned called 61.733 acre tract, continuing over and across said called 61.733 acre tract for a total arc length of 1,529.76 feet to a calculated point;

THENCE: Over and across said called 61.733 acre tract the following calls and distances:

S 70°27'39" W, a distance of 114.57 feet to a 24" Hackberry tree;

S 75°17'13" W, a distance of 7.68 feet to a 20" Hackberry tree;

THENCE: S 71°54'42" W, a distance of 281.91 feet to a found 1/2" iron rod with cap marked "Baker-Aicklen", a point in a west line of said called 61.733 acre tract and a point in the east line of the aforementioned 38.069 acre tract, from which a found Mag nail with Washer stamped "Baker-Aicklen", bears S 26°24'48" E, 18.23 feet;

THENCE: N 23°36'09" W, along and with a west line of said called 61.733 acre tract and the east line of said called 38.069 acre tract, a distance of 425.51 feet to a found 1/2" iron rod, the southwest corner of said called 144.41 acre tract;

THENCE: Along and with the west line of said called 144.41 acre tract and the east line of said called 38.069 acre tract the following calls and distances:

N 24°14'59" W, at a distance of 796.82 feet passing a found iron rod with brass cap marked 50HPT-8438, continuing for a total distance of 860.91 feet to a found 1/2" iron rod;

N 26°01'59" W, a distance of 224.16 feet to a found bed post;

THENCE: N 28°05'24" W, at a distance of 115.95 feet passing a found iron rod with cap marked 8281, continuing for a total distance of 1,422.70 feet to the POINT OF BEGINNING and containing 89.025 acres in the City of Round Rock, Williamson County, Texas. Said tract being described in accordance with an exhibit prepared under Job No. 50803-00 by Pape Dawson Engineers, Inc.

PREPARED BY: Pape Dawson Engineers, Inc.
DATE: April 8, 2014
REVISED: April 16, 2014, July 1, 2014
JOB No.: 50803-00
DOC ID: H:\survey\CIVIL\50803-00\WORD\50803-00_Revised.dwg
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00

FIELD NOTES FOR

A 412.024 acre, or 17,947,781 square feet, more or less, tract of land, a portion of a called 300.48 acre tract recorded in Volume 305, Pages 228-236 of the Deed Records of Williamson County, Texas, a portion of the remaining portion of a called 28.76 acre tract recorded in Volume 2711, Page 151 of the Official Public Records of Williamson County, Texas, all of a called 53.02 acre tract recorded in Document No. 2004074064 of the Official Public Records of Williamson County, Texas, a portion of a called 118.53 acre tract recorded in Volume 2711, Pages 151-162 of the Deed Records of Williamson County, Texas, all of a called 3.79 acre tract recorded in Document No. 2004054116 of the Official Public Records of Williamson County, Texas, all of a called 26.98 acre tract recorded in 2004054116 in the Official Public Records of Williamson County, Texas, a portion of a called 4.8926 acre tract No. 9610684 of the Official Records of Williamson County, Texas and a portion of a called 144.41 acre tract recorded in Document No. 2006112407 of the Official Public Records of Williamson County, Texas, situate in the Joseph Matt, Survey No. 427, in the City of Round Rock, Texas, Williamson County, Texas. Said 412.024 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 set 1/2" iron rod with cap marked "Pape-Dawson", the northwest corner of said called 300.48 acre tract, the northeast corner of a called 111.30 acre tract recorded in Document No. 9824078 of the Official Records of Williamson County, Texas and a point in the south right of way line of County Road 186, a variable width right of way;

THENCE: N 68°30'04" E, along and with the north line of said called 300.48 acre tract and the south line of said County Road 186, at a distance of 123.89 feet passing a found 7" iron rod, continuing along and with the north line of said called 300.48 acre tract and the south right of way line of said County Road 186, a total distance of 1536.25 feet to a found 1/2" iron rod, the northeast corner of said called 300.48 acre tract, a point in the south right of way line of said County Road 186 and a point in the west line of the remaining portion of said called 28.76 acre tract;

THENCE: N 22°04'59" W, departing the south right of way line of said County Road 186, along and with the west line of the remaining portion of said called 28.76 acre tract, a distance of 50.92 feet to a found 1/2" iron rod, the southwest corner of said remaining portion of a called 28.76 acre tract;

THENCE: N 68°31'13" E, along and with the north line of said remaining portion of a called 28.76 acre tract, a distance of 334.41 feet to a found 1/2" iron rod with cap marked "Baker-Aicklen";

THENCE: N 68°42'48" E, along and with the north line of said remaining portion of a called 28.76 acre tract, a distance of 914.73 feet to a set 1/2" iron rod with cap marked "Pape-Dawson", the northeast corner of said remaining portion of a called 28.76 acre tract and a point in the west line of a called 38.069 acre tract recorded in Volume 1790, Page 497 of the Official Public Records of Williamson County, Texas;

THENCE: S 24°01'16" E, along and with the east line of said remaining portion of a called 28.76 acre tract and the west line of said called 38.069 acre tract, at a distance of 59.87 feet passing the southeast corner of said remaining portion of a called 28.76 acre tract and the northeast corner of said called 26.98 acre tract, a distance of 697.42 feet to a set 1/2" iron rod with cap marked "Pape-Dawson", the southeast corner of said called 26.98 acre tract, a point in the west line of said called 38.069 acre tract and the northwest corner of a called 1.16 acre tract recorded in Document No. 9827796 of the Official Records of Williamson County, Texas;

THENCE: S 51°10'51" W, along and with a south line of said called 26.98 acre tract and the north line of said called 1.16 acre tract, a distance of 218.90 feet to a found 1/2" iron rod, a southerly corner of said called 26.98 acre tract, the northwest corner of said called 1.16 acre tract and the northeast corner of a called 1.16 acre tract recorded in Volume 935, Page 443 of the Deed Records of Williamson County, Texas;

THENCE: S 67°32'59" W, along and with a south line of said called 26.98 acre tract and the north line of said called 1.001 acre tract, at a distance of 260.34 feet passing a found 1/2" iron rod, the northwest corner of said called 1.001 acre tract and a northeast corner of a called 1.00 acre tract recorded in Document No. 2005021145 of the Official Public Records of Williamson County, Texas, continuing along and with a south line of said called 26.98 acre tract and the north line of said called 1.00 acre tract, at a distance of 530.20 feet passing the northwest corner of said called 1.00 acre tract and the northeast corner of a called 1.00 acre tract recorded in Document No. 2006010523 of the Official Public Records of Williamson County, Texas, for a total distance of 808.75 feet to a set 1/2" iron rod with cap marked "Pape-Dawson", the southwest corner of said called 26.98 acre tract, the northwest corner of said called 1.00 acre tract and a point in an east line of the said called 300.48 acre tract;

THENCE: S 21°29'25" E, along and with an east line of said called 300.48 acre tract and the west line of said called 1.00 acre tract, a distance of 150.40 feet to a found 1/2" iron rod with cap marked "Pape-Dawson", a northeast corner of said called 300.48 acre tract and the southwest corner of said called 1.00 acre tract;

THENCE: N 68°57'13" E, along and with a north line of said called 300.48 acre tract and the south line of said called 1.00 acre tract, at a distance of 284.97 feet to a found 1/2" iron rod, the southeast corner of said called 1.00 acre tract and the southwest corner of said called 1.00 acre tract recorded in Document No. 2005021145, continuing along and with a north line of said called 300.48 acre tract and the south line of said called 1.00 acre tract, at a distance of 654.69 feet to a found 1/2" iron rod, the southeast corner of said called 1.00 acre tract and the southwest corner of said called 1.001 acre tract recorded in Document No. 2010057895, continuing along and with a north line of said called 300.48 acre tract and the south line of said called 1.001 acre tract, at a distance of 814.85 feet to a found 1/2" iron rod, the southeast corner of said called 1.001 acre tract and the southwest corner of said called 1.16 acre tract recorded in Volume 935, Page 443, from which a found 7" iron rod bears S 15°07'26" E, 0.38 feet, continuing along and with a north line of said called 300.48 acre tract and the south line of said called 1.16 acre tract, a total distance of 1085.90 feet to a found 1/2" iron rod, the southeast corner of said called 1.16 acre tract and the southwest corner of said called 1.16 acre tract recorded in Document No. 9827796;

THENCE: N 69°06'36" E, along and with a north line of said called 300.48 acre tract and the south line of said called 1.16 acre tract, at a distance of 213.74 feet passing the southeast corner of said called 1.16 acre tract and the southwest corner of said called 38.069 acre tract, continuing along and with a north line of said called 300.48 acre tract and the south line of said called 38.069 acre tract for a total distance of 264.61 feet to a set 1/2" iron rod with cap marked "Pape-Dawson";

THENCE: N 68°50'49" E, along and with a north line of said called 300.48 acre tract and the south line of said called 38.069 acre tract, a distance of 52.40 feet to a found 1/2" iron rod, the southeast corner of said called 38.069 acre tract and a southwest corner of the aforementioned called 53.02 acre tract;

THENCE: N 24°16'09" W, along and with an east line of said called 38.069 acre tract and the west line of said called 53.02 acre tract, a distance of 316.83 feet to a set 1/2" iron rod with cap marked "Pape-Dawson", a northwest corner of said called 53.02 acre tract, a point in the east line of said called 38.069 acre tract and the southwest corner of the aforementioned called 3.79 acre tract;

THENCE: N 24°16'09" W, along and with an east line of said called 38.069 acre tract and the west line of said called 3.79 acre tract, at a distance of 790.43 feet passing a found 1/2" iron rod with cap marked "RPLS-2291", a point in the east line of said called 38.069 acre tract, the northwest corner of said called 3.79 acre tract and a west corner of the aforementioned said called 118.53 acre tract, continuing along and with an east line of said called 38.069 acre tract and a west line of said called 118.53 acre tract, a total distance of 837.28 feet to a found MAG nail with Washer stamped "Baker-Aicklen", a point in an east line of said called 38.069 acre tract and a point in the west line of said called 118.53 acre tract;

THENCE: N 26°24'48" W, along and with an east line of said called 38.069 acre tract and a west line of said called 118.53 acre tract, a distance of 18.23 feet to a found 1/2" iron rod with cap marked "Baker-Aicklen", a point in the east line of said called 38.069 acre tract, a northwest corner of said called 118.53 acre tract and the southwest corner of the aforementioned called 4.8926 acre tract;

THENCE: N 71°54'42" E, departing an east line of said called 38.069 acre tract, along and with a north line of said called 118.53 acre tract and the south line of said called 4.8926 acre tract, a distance of 281.91 feet to a found 20" Hackberry tree, a point in a northerly line of said called 118.53 acre tract and a southerly corner of said called 4.8926 acre tract;

THENCE: N 75°17'13" E, along and with a north line of said called 118.53 acre tract and the south line of said called 4.8926 acre tract, a distance of 7.68 feet to a found 24" Hackberry tree, a point in a north line of said called 118.53 acre tract and a south corner of said called 4.8926 acre tract;

THENCE: N 70°27'39" E, along and with a north line of said called 118.53 acre tract and the south line of said called 4.8926 acre tract, a distance of 114.57 feet to a set 1/2" iron rod with cap marked "Pape-Dawson", a point in a north line of said called 118.53 acre tract and the south line of said called 4.8926 acre tract, a point of non-tangent curvature;

THENCE: Northwestly, over and across said called 4.8926 acre tract, along a non-tangent curve to the left, said curve having a radial bearing of S 69°24'49" W, a radius of 11,901.20 feet, a central angle of 07°21'53", a chord bearing and distance of N 24°16'09" W, 1528.72 feet, at an arc length of 440.28 feet passing the north line of said called 4.8926 acre tract and the south line of the aforementioned called 144.42 acre tract, continuing over and across said called 114.42 acre tract, for a total arc length of 1529.76 feet to a set 1/2" iron rod with cap marked "Pape-Dawson";

THENCE: N 68°57'13" E, over and across said called 114.41 acre tract, a distance of 1711.38 feet to a found 1/2" iron rod, a northeast corner of said called 144.41 acre tract and the southwest corner of a called 10.40 acre tract recorded in Document No. 2005003974 of the Official Public Records of Williamson County, Texas;

THENCE: N 68°53'20" E, along and with a north line of said called 144.41 acre tract and the south line of said called 10.40 acre tract, a distance of 493.17 feet to a found 1/2" iron rod, a northeast corner of said called

144.41 acre tract, a point in the south line of said called 10.40 acre tract and a northwest corner of a called 1162.08 acre tract recorded in Document No. 9824078 of the Official Public Records of Williamson County, Texas;

THENCE: S 21°22'53" E, along and with the east line of said called 144.41 acre tract and a west line of said called 1162.08 acre tract, a distance of 1094.47 feet to a found 1/2" iron rod, the southeast corner of said called 144.41 acre tract, the northeast corner of said called 118.53 acre tract and a point in the west line of said called 1162.08 acre tract;

THENCE: Along and with an easterly line of said called 118.53 acre tract and a westerly line of said called 1162.08 acre tract the following calls and distances:

S 21°20'21" E, a distance of 426.45 feet to a found 1/2" iron rod;

S 06°20'01" W, a distance of 302.65 feet to a found nail in a fence post;

S 06°54'16" W, a distance of 581.53 feet to a fence post;

THENCE: S 29°07'19" E, a distance of 27.53 feet to a fence post;

THENCE: S 22°26'11" E, a distance of 151.45 feet to a found 1/2" iron rod with cap marked "RPLS-2218", a point in the west line of said called 1162.08 acre tract, the southeast corner of said called 118.53 acre tract and the northeast corner of said called 53.02 acre tract;

THENCE: Along and with the east line of said called 118.53 acre tract and a west line of said called 1162.08 acre tract the following calls and distances:

S 22°41'55" E, a distance of 508.69 feet to a found nail in a fence post;

S 19°44'22" E, a distance of 368.56 feet to a found nail in a fence post;

THENCE: S 20°51'22" E, at a distance of 338.66 feet passing a found 1/2" iron rod, continuing for a total distance of 340.17 feet to a calculated point, a point in the north line of said called 300.48 acre tract, the southeast corner of said called 53.02 acre tract and a southwest corner of said called 1162.08 acre tract;

THENCE: N 68°46'13" E, along and with a north line of said called 300.48 acre tract and a south line of said called 1162.08 acre tract, a distance of 29.96 feet to a found 1/2" iron rod with cap marked "Baker-Aicklen", a northeast corner of said called 300.48 acre tract and a southwesterly corner of said called 1162.08 acre tract;

THENCE: S 20°54'09" E, along and with the east line of said called 300.48 acre tract and the west line of said called 1162.08 acre tract, a distance of 955.25 feet to a found 1/2" iron rod with cap marked "Capital", a point in the east line of said called 300.48 acre tract, a point in the west line of said called 1162.08 acre tract and a point in the north right of way line of University Boulevard, a 200 foot right of way;

THENCE: Along and with the north right of way line of said University Boulevard the following calls and distances:

S 70°17'47" W, a distance of 607.19 feet to a found 1/2" iron rod with cap marked "Capital";

S 70°31'32" W, at a distance of 99.99 feet passing a found 1/2" iron rod with cap marked "JCEVANS-CONST", continuing for a total distance of 400.11 feet to a found 1/2" iron rod with cap marked "Capital";

S 78°20'16" W, a distance of 101.05 feet to a found 1/2" iron rod with cap marked "Capital";

N 86°25'32" E, a distance of 26.96 feet to a found 1/2" iron rod with cap marked "Capital";

S 20°11'45" E, a distance of 49.95 feet to a found 1/2" iron rod with cap marked "Capital";

THENCE: S 69°48'09" W, a distance of 3043.89 feet to a set 1/2" iron rod with cap marked "Pape-Dawson", a point in the north right of way line of said University Boulevard, a southwest corner of said called 300.48 acre tract and a southeast corner of the aforementioned 111.30 acre tract;

THENCE: Departing the north right of way line of said University Boulevard, along and with a west line of said called 300.48 acre tract and an east line of said called 111.30 acre tract the following calls and distances:

N 49°24'57" W, a distance of 120.06 feet to a set 1/2" iron rod with cap marked "Pape-Dawson";

N 30°43'57" W, a distance of 298.06 feet to a set 1/2" iron rod with cap marked "Pape-Dawson";

N 09°50'57" W, a distance of 118.06 feet to a set 1/2" iron rod with cap marked "Pape-Dawson";

N 40°06'57" W, a distance of 93.79 feet to a set 1/2" iron rod with cap marked "Pape-Dawson";

N 80°36'17" W, a distance of 334.80 feet to a found 1/2" iron rod with cap marked "Baker-Aicklen";

THENCE: N 67°00'19" W, a distance of 654.43 feet to a found 1/2" iron rod with cap marked "Baker-Aicklen";

THENCE: N 21°01'46" W, a distance of 1816.42 feet to the POINT OF BEGINNING and containing 412.024 acres in the City of Round Rock, Williamson County, Texas. Said tract being described in accordance with an exhibit prepared under Job No. 50803-00 by Pape Dawson Engineers, Inc. and that the property boundary closes as per minimum standards set forth by the Texas Board of Professional Land Surveying Code, as amended, specifically, Sections 662.13-663.19 which include provisions requiring 1:10,000 ± 0.10 foot precision for monuments found or set within the corporate limits of any city in Texas.

PREPARED BY: Pape-Dawson Engineers, Inc.
REVISED: October 4, 2013
JOB No.: 50803-00
DOC ID: H:\survey\CIVIL\50803-00\WORD\Field Notes 412.024 Ac.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00

REVISIONS:



**PAPE-DAWSON
ENGINEERS**

10001 N. MOPAC EXPY.,
BLDG. 3, SUITE 200
AUSTIN, TEXAS 78759
PHONE: 512.454.8711
FAX: 512.459.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

VIZCAYA
REVISED PRELIMINARY PLAT

SHEET 14 OF 14

JOB NO. 50803-03
DATE APRIL 2019
DESIGNER
CHECKED AC DRAWN HS
SHEET 14 OF 14

PP1904-003

**Vizcaya Phase 5D & 7B
FINAL PLAT FP1903-006**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Final Plat approval for 45 single-family standard lots, 1 right-of-way lot and 6 parkland/drainage/landscape lots

ZONING AT TIME OF APPLICATION: PUD No. 96

DESCRIPTION: 33.85 acres out of the Joseph Motto Survey, Abstract No. 427

CURRENT USE OF PROPERTY: Vacant and Undeveloped

GENERAL PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: Vizcaya Phase 7C
 South: Vizcaya Phases 1 & 2
 East: Vizcaya Phases 5E, 4E, and 3C
 West: Vizcaya Phases 6E, 6F, and 4B

PROPOSED LAND USE: Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	45	9.08
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	1	4.33
Parkland:	1	19.28
Other:	5	1.16
TOTALS:	52	33.85

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

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

**Vizcaya Subdivision Phases 5D & 7B
FINAL PLAT FP1903-006**

HISTORY: The Planning and Zoning Commission (P&Z) previously approved Phases 5D and 7B at the February 20, 2019 meeting for a total of 44 development lots. However, the plat was not recorded and the Applicant is now adding a new development lot for a total of 45 development lots. Therefore, P&Z approval is required for an increase in number of lots. Additionally, this application was presented to the P&Z for approval on April 17, 2019 and was tabled to tonight's meeting so that it may be processed simultaneously with the revised preliminary plat (PP1904-003).

DATE OF REVIEW: May 1, 2019

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

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use designation is determined by PUD No. 96, which designates this tract for residential purposes and other tracts for commercial uses. The subject tract is zoned PUD No. 96 and allows for residential land uses. 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 approximately 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 these phases, 45 single-family detached standard lots are proposed with a minimum lot size of 6,100 square feet and 50-feet in width. Additionally, there will be 1 right-of-way lot, 5 landscape lots and 1 parkland/drainage lot proposed within these phases. This proposal complies with the General Plan, Zoning and Subdivision Ordinances, and the most recently approved Preliminary Plat revision.

Compliance with the Preliminary Plat: As shown, this final plat is in compliance with Preliminary Plat (PP1904-003).

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 with the following conditions:

1. Revise plat note number 5 to state that this plat conforms to PP1904-003 as approved by the Planning and Zoning Commission on May 1, 2019.
2. Revise the Planning and Zoning Commission review date to May 1, 2019.
3. Move the City tracking number inside the boundary line.

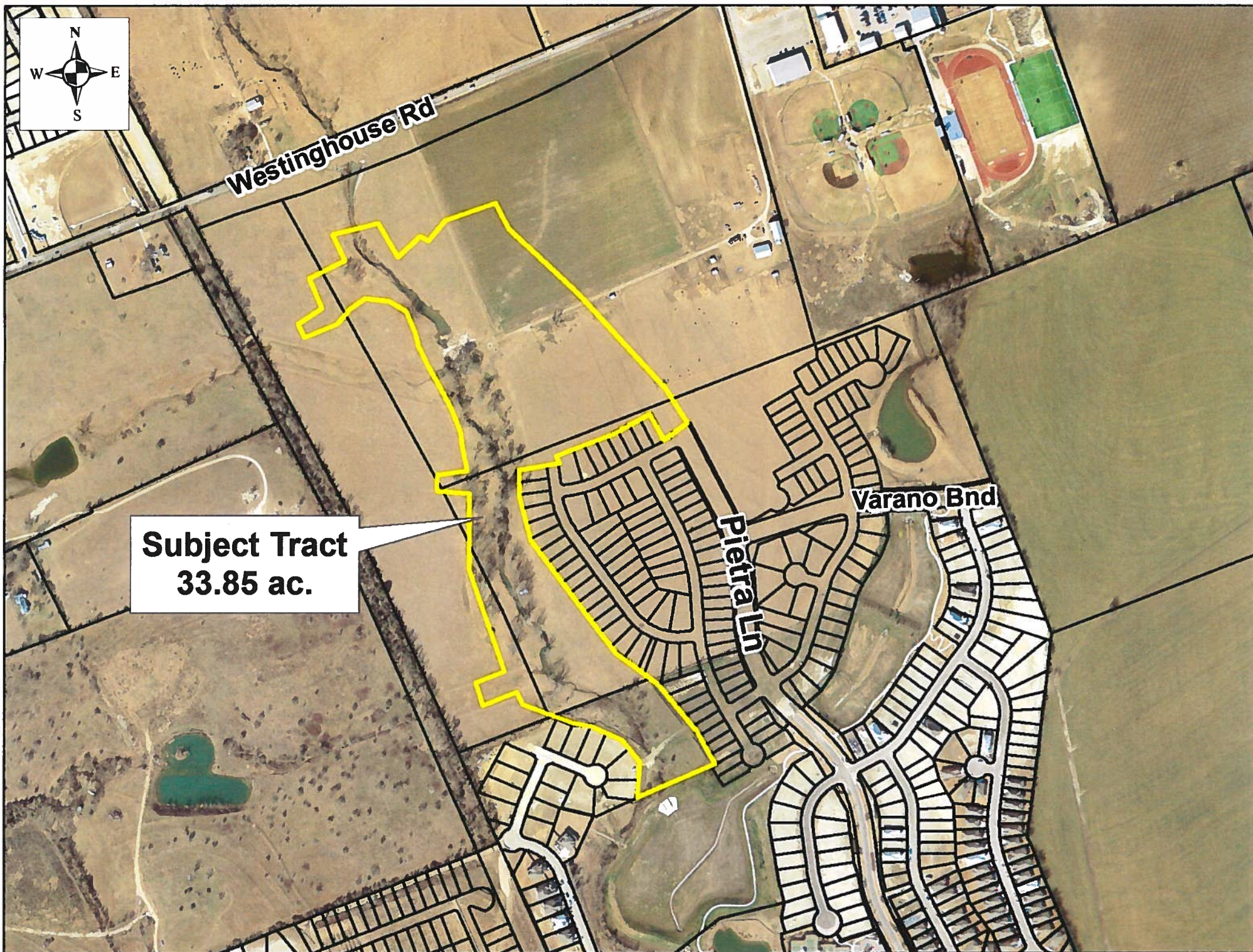


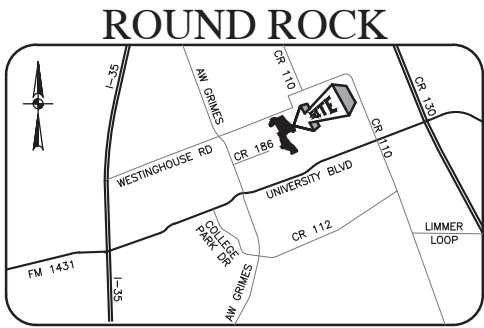
Westinghouse Rd

**Subject Tract
33.85 ac.**

Pietra Ln

Varano Bnd





LOCATION MAP
NOT TO SCALE

FINAL PLAT OF VIZCAYA, PHASE 5D & 7B

A 33.852 ACRE TRACT BEING OUT OF A CALLED 70.811 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018021640 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 63.581 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018007528 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE REMNANT PORTION OF A CALLED 61.733 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC RECORDED IN DOCUMENT NO. 2013115650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT SURVEY NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

LEGEND

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

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

ACREAGE: 33.852 ACRES

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

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

ACREAGE BY LOT TYPE:
ROW: 4.328 ACRES
DEVELOPMENT LOTS: 9.082 ACRES
PARKLAND LOT: 19.279 ACRES
LANDSCAPE LOTS: 1.163 ACRES

NUMBER OF LOTS BY TYPE:
RIGHT OF WAY: 1
DEVELOPMENT LOTS: 45
PARKLAND/DRAINAGE EASEMENT LOT: 1
LANDSCAPE LOTS: 5

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

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

PT No. 132 CUT SQUARE ON TOP OF HEADWALL
NAD 83 GRID COORDINATES
N: 10188550.9
E: 3146399.5
ELEVATION 761.75' (NAVD 1988)
GEOID 03

NUMBER OF BLOCKS: 6

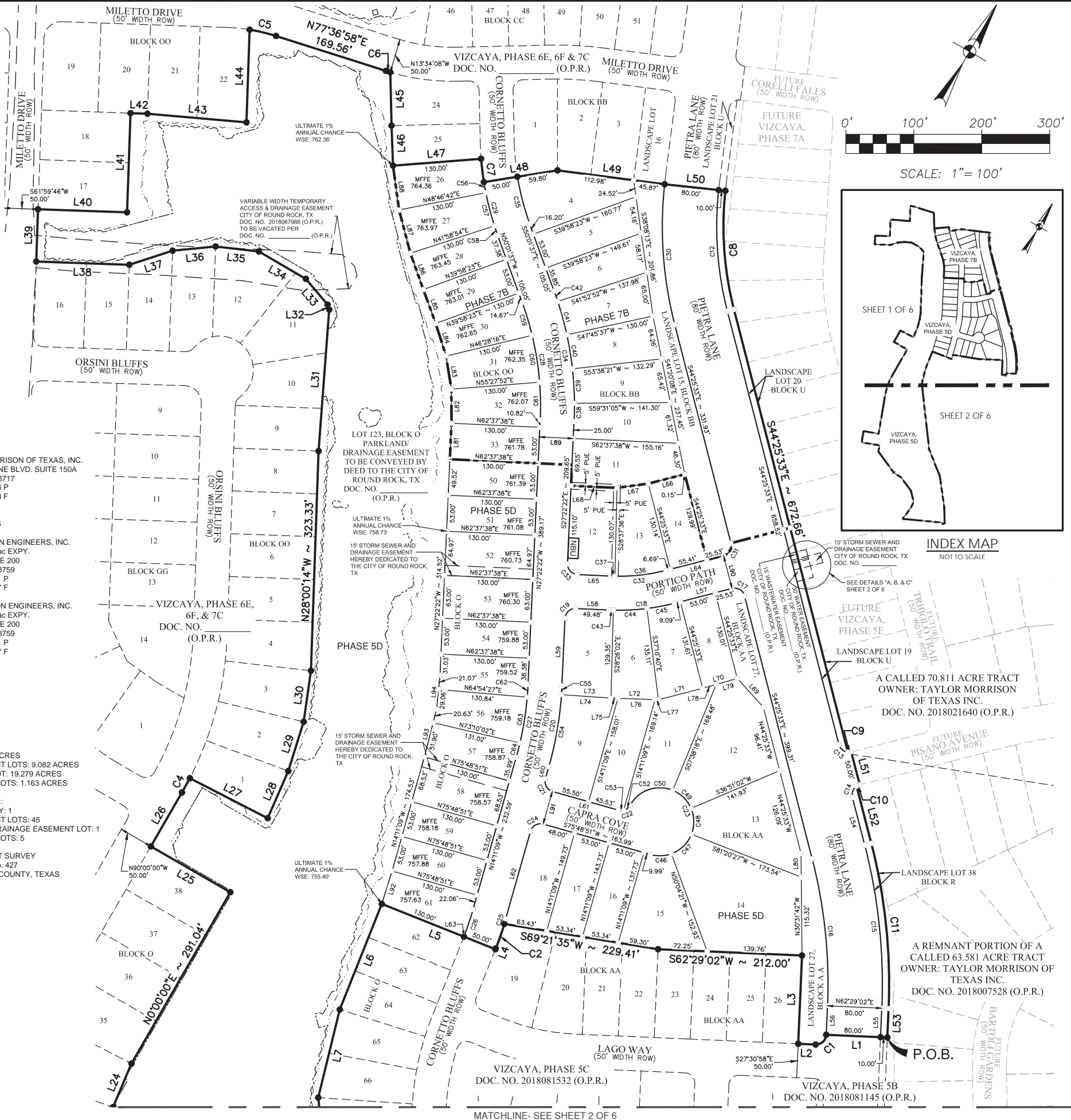
LINEAR FEET OF NEW STREETS: 2952'

SUBMITTAL DATE: MARCH 19, 2019

DATE OF PLANNING AND ZONING COMMISSION REVIEW:
APRIL 17, 2019

**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



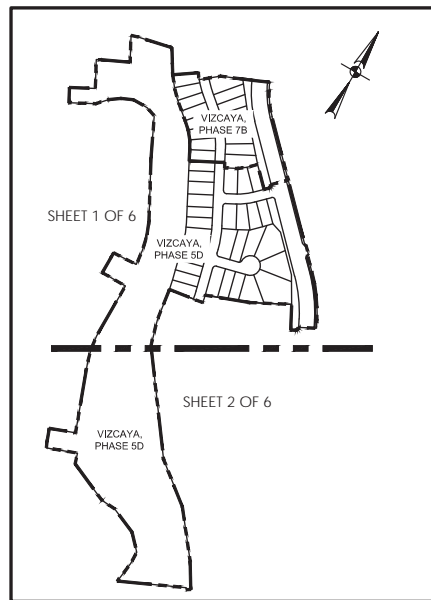
MATCHLINE- SEE SHEET 2 OF 6

SHEET 1 OF 6

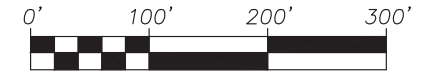
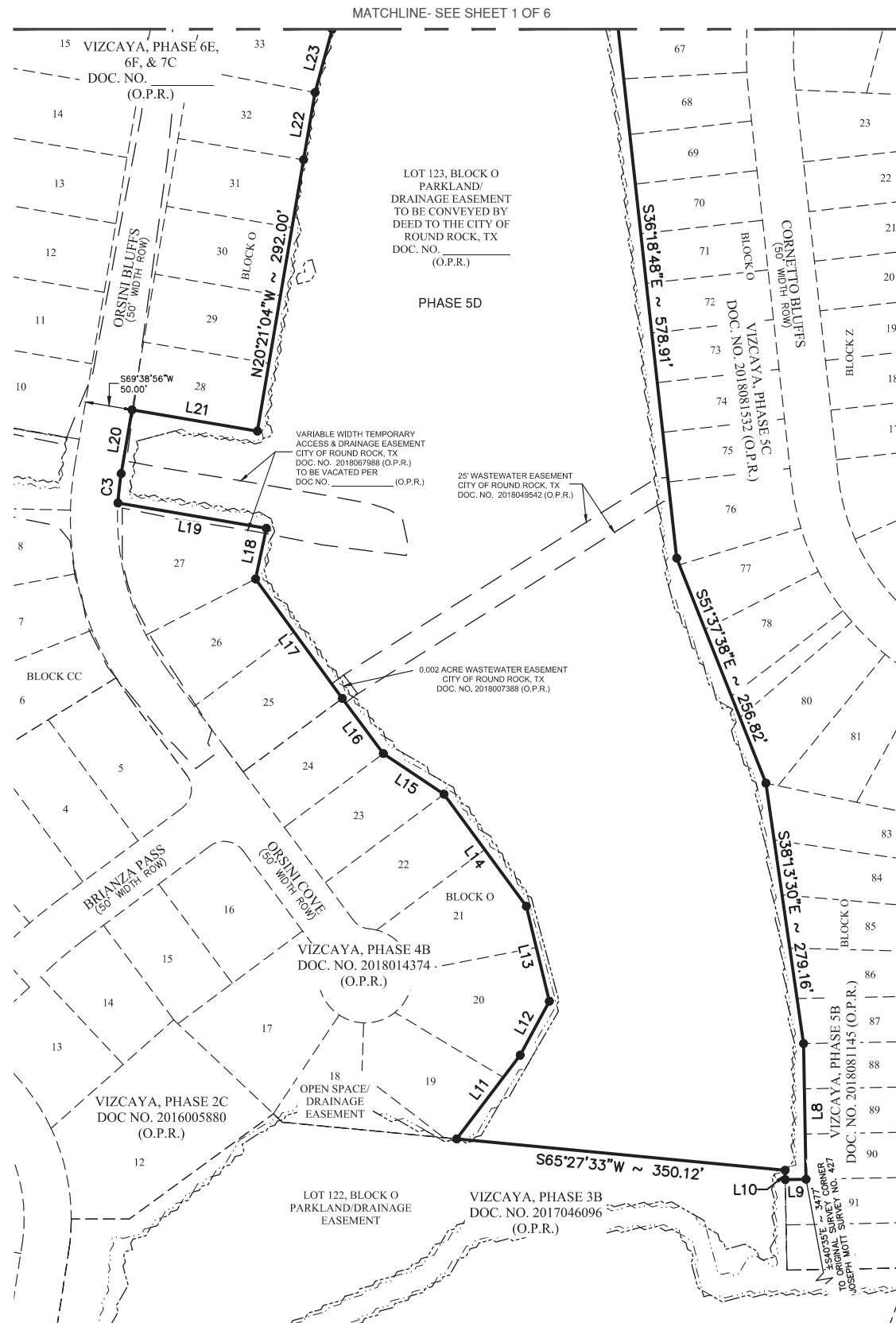
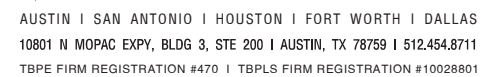
FP1903-006

LOCATION MAP
NOT TO SCALE

A 33.852 ACRE TRACT BEING OUT OF A CALLED 70.811 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC, RECORDED IN DOCUMENT NO. 2018021640 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 63.581 ACRE TRACT BEING OUT OF TAYLOR MORRISON OF TEXAS INC, RECORDED IN DOCUMENT NO. 201807528 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 51.733 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC RECORDED IN DOCUMENT NO. 2013115650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT SURVEY NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.



INDEX MAP
NOT TO SCALE

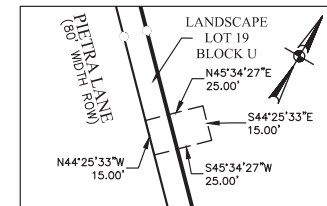


SCALE: 1" = 100'

LEGEND

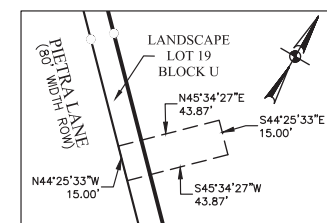
AC	ACRE(S)
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
O.P.R.	OFFICIAL PUBLIC RECORD OF WILLIAMSON COUNTY, TEXAS
O.R.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
ESMT	EASEMENT
WSE	WATER SURFACE ELEVATION
FD. I.R.	FOUND IRON ROD
ROW	RIGHT OF WAY
VOL.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

DETAIL "A"



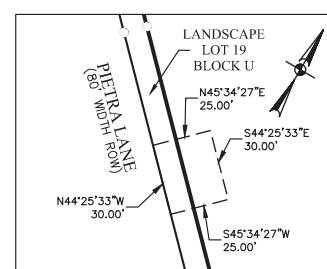
SCALE: 1" = 50'

DETAIL "B"



SCALE: 1" = 50'

DETAIL "C"



SCALE: 1"= 50'

SHEET 2 OF 6

FP1903-006

FINAL PLAT
OF
VIZCAYA, PHASE 5D & 7B

A 33.852 ACRES TRACT BEING OUT OF A CALLED 70.811 ACRES TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018021640 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 63.581 ACRES TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018007528 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE REMNANT PORTION OF A CALLED 61.733 ACRES TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC RECORDED IN DOCUMENT NO. 2013115650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT SURVEY NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

Final Plat: Phase 5D & 7B 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 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	-	-	-	-	-	14	29	-	17	135	184	183 (MIN.)	15 (MIN.)	
SINGLE FAMILY DETACHED LARGE LOTS	49	35	28	-	-	-	22	20	7	-	-	-	45	-	-	-	-	-	31	-	-	27	-	-	264	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	51	14	56	16	28	965	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	-	-	1	-	-	2	19				
TOTAL	164	85	29	24	10	21	87	29	20	56	33	32	17	49	29	34	49	41	33	32	51	15	56	18	34	1048			

KEY MAP OF PARCELS

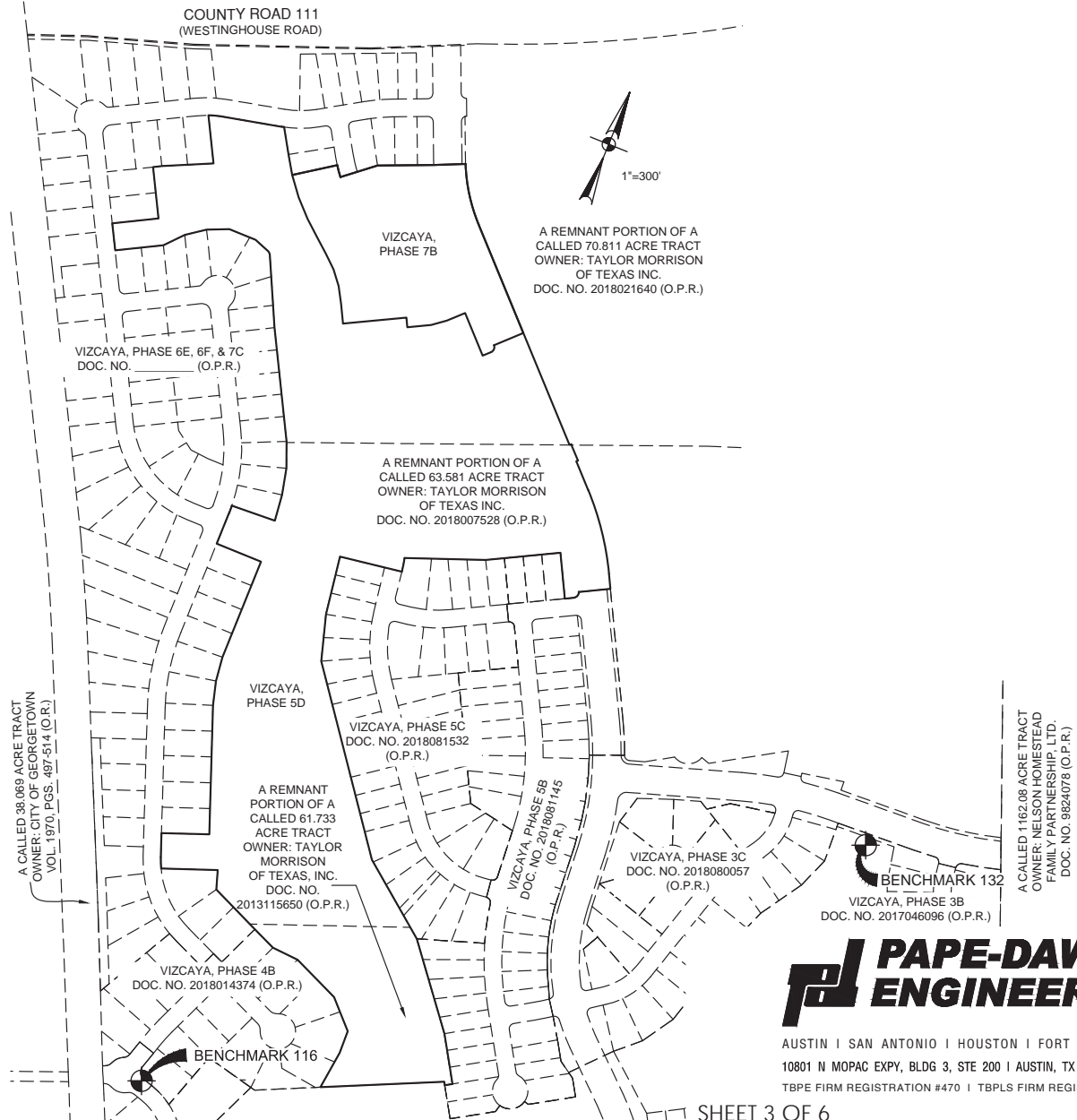
BLOCK AA		
LOT #	AREA (SQ. FT.)	USAGE TYPE
5	9,156	STANDARD LOT
6	7,830	STANDARD LOT
7	7,768	STANDARD LOT
8	6,933	STANDARD LOT
9	10,953	STANDARD LOT
10	8,717	STANDARD LOT
11	10,736	STANDARD LOT
12	17,384	STANDARD LOT
13	14,588	STANDARD LOT
14	23,997	STANDARD LOT
15	11,935	STANDARD LOT
16	7,459	STANDARD LOT
17	7,777	STANDARD LOT
18	9,609	STANDARD LOT
27	19,102	LANDSCAPE LOT

BLOCK BB		
LOT #	AREA (SQ. FT.)	USAGE TYPE
4	10,182	STANDARD LOT
5	8,225	STANDARD LOT
6	7,861	STANDARD LOT
7	7,690	STANDARD LOT
8	7,508	STANDARD LOT
9	7,871	STANDARD LOT
10	8,265	STANDARD LOT
11	10,252	STANDARD LOT
12	8,939	STANDARD LOT
13	8,457	STANDARD LOT
14	7,211	STANDARD LOT
15	19,406	LANDSCAPE LOT

BLOCK R		
LOT #	AREA (SQ. FT.)	USAGE TYPE
38	3,692	LANDSCAPE LOT

BLOCK U		
LOT #	AREA (SQ. FT.)	USAGE TYPE
19	3,369	LANDSCAPE LOT
20	5,096	LANDSCAPE LOT

BLOCK O		
LOT #	AREA (SQ. FT.)	USAGE TYPE
50	6,890	STANDARD LOT
51	6,890	STANDARD LOT
52	8,446	STANDARD LOT
53	8,190	STANDARD LOT
54	6,890	STANDARD LOT
55	7,121	STANDARD LOT
56	7,714	STANDARD LOT
57	7,175	STANDARD LOT
58	8,909	STANDARD LOT
59	6,890	STANDARD LOT
60	6,890	STANDARD LOT
61	7,490	STANDARD LOT
123	839,804	PARKLAND/ DRAINAGE ELEMENT



SHEET 3 OF 6



**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

FINAL PLAT
OF
VIZCAYA, PHASE 5D & 7B

A 33.852 ACRE TRACT BEING OUT OF A CALLED 70.811 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018021640 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 63.581 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018007528 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE REMNANT PORTION OF A CALLED 61.733 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC RECORDED IN DOCUMENT NO. 2013115650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT SURVEY NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	090°00'00"	S17°29'02"W	21.21'	23.56'
C2	425.00'	005°08'49"	S10°51'24"E	38.16'	38.18'
C3	275.00'	006°32'39"	N23°37'23"W	31.39'	31.41'
C4	500.00'	002°46'24"	N01°23'12"W	24.20'	24.20'
C5	275.00'	008°20'34"	N7°32'41"E	40.01'	40.04'
C6	325.00'	001°11'06"	N77°01'25"E	6.72'	6.72'
C7	425.00'	004°40'05"	S36°45'31"E	34.62'	34.63'
C8	490.00'	020°34'05"	S34°08'31"E	174.96'	175.90'
C9	15.00'	019°28'16"	N55°18'35"E	5.07'	5.10'
C10	15.00'	019°28'16"	S35°50'19"W	5.07'	5.10'
C11	830.00'	016°54'35"	S35°58'16"E	244.07'	244.96'
C12	500.00'	020°34'05"	S34°08'31"E	178.53'	179.49'
C13	15.00'	090°00'00"	S89°25'33"E	21.21'	23.56'
C14	15.00'	090°00'00"	S00°34'27"W	21.21'	23.56'
C15	820.00'	016°54'35"	S35°58'16"E	241.13'	242.01'
C16	740.00'	016°54'35"	N35°58'16"W	217.61'	218.40'
C17	15.00'	090°00'00"	N89°25'33"W	21.21'	23.56'
C18	325.00'	017°03'11"	S54°06'02"W	96.37'	96.73'
C19	15.00'	090°00'00"	S17°37'38"W	21.21'	23.56'
C20	525.00'	013°11'13"	S20°46'45"E	120.56'	120.83'
C21	15.00'	089°59'59"	S59°11'08"E	21.21'	23.56'
C22	15.00'	076°39'30"	N37°29'07"E	18.61'	20.07'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C23	50.00'	256°58'41"	S52°21'15"E	78.27'	224.26'
C24	15.00'	090°00'00"	S30°48'51"W	21.21'	23.56'
C25	425.00'	001°03'55"	S13°57'46"E	7.90'	7.90'
C26	375.00'	006°13'56"	N11°23'58"W	40.77'	40.79'
C27	475.00'	013°11'13"	N20°46'45"W	109.08'	109.32'
C28	445.00'	022°39'15"	N38°41'59"W	174.80'	175.95'
C29	425.00'	010°56'03"	N44°33'35"W	80.98'	81.11'
C30	580.00'	020°34'05"	N34°08'31"W	207.09'	208.21'
C31	15.00'	090°00'00"	N00°34'27"E	21.21'	23.56'
C32	275.00'	017°03'11"	N54°06'02"E	81.55'	81.85'
C33	15.00'	090°00'00"	S72°22'22"E	21.21'	23.56'
C34	495.00'	022°39'15"	S38°41'59"E	194.45'	195.72'
C35	375.00'	010°56'03"	S44°33'35"E	71.45'	71.56'
C36	275.00'	015°47'57"	S53°28'25"W	75.59'	75.83'
C37	275.00'	001°15'14"	S62°00'01"W	6.02'	6.02'
C38	495.00'	003°06'33"	N28°55'38"W	26.86'	26.86'
C39	495.00'	005°52'44"	N33°25'17"W	50.77'	50.79'
C40	495.00'	005°52'44"	N39°18'01"W	50.77'	50.79'
C41	495.00'	005°52'44"	N45°10'46"W	50.77'	50.79'
C42	495.00'	001°54'29"	N49°04'22"W	16.48'	16.48'
C43	325.00'	001°03'40"	N62°05'48"E	6.02'	6.02'
C44	325.00'	008°44'39"	N57°11'39"E	49.55'	49.60'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C45	325.00'	007°14'53"	N49°11'53"E	41.09'	41.11'
C46	50.00'	036°12'27"	N58°01'51"E	31.07'	31.60'
C47	50.00'	048°35'11"	N15°38'03"E	41.14'	42.40'
C48	50.00'	044°29'26"	N30°54'16"W	37.86'	38.83'
C49	50.00'	044°29'28"	N75°23'42"W	37.86'	38.83'
C50	50.00'	083°12'09"	S40°45'29"W	66.39'	72.61'
C52	15.00'	046°47'08"	S22°32'56"W	11.91'	12.25'
C53	15.00'	029°52'22"	S60°52'41"W	7.73'	7.82'
C54	525.00'	011°46'25"	N20°04'21"W	107.69'	107.88'
C55	525.00'	001°24'48"	N26°39'58"W	12.95'	12.95'
C56	425.00'	002°07'44"	S40°09'26"E	15.79'	15.79'
C57	425.00'	006°47'49"	S44°37'12"E	50.39'	50.42'
C58	425.00'	002°00'30"	S49°01'22"E	14.90'	14.90'
C59	445.00'	006°29'53"	S46°46'40"E	50.44'	50.47'
C60	445.00'	008°59'35"	S39°01'56"E	69.78'	69.85'
C61	445.00'	007°09'46"	S30°57'15"E	55.60'	55.63'
C62	475.00'	0021°6'49"	S26°13'57"E	18.90'	18.90'
C63	475.00'	008°15'35"	S20°57'45"E	68.42'	68.48'
C64	475.00'	002°38'49"	S15°30'33"E	21.94'	21.94'

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.

GENERAL NOTES:

- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, AS AMENDED OR AS MODIFIED BY PUD NO. 96.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK TEXAS, AS AMENDED OR AS MODIFIED BY PUD NO. 96, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
- A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON, INCLUDING LANDSCAPE LOTS AND OPEN SPACE LOTS.
- SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 4-30, CITY OF ROUND ROCK, TEXAS, AS AMENDED OR AS MODIFIED BY PUD NO. 96.
- THIS PLAT CONFORMS TO THE VIZCAYA REVISED PRELIMINARY PLAT (FORMERLY AVERY NORTH), PP1806-001, APPROVED BY THE PLANNING AND ZONING COMMISSION AUGUST 15, 2018.
- NO OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY WASTEWATER, STORM SEWER, AND DRAINAGE EASEMENTS SHOWN HEREON.
- A PORTION OF THIS TRACT IN ENCROACHED BY THE ULTIMATE (FUTURE) 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.
- NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD PLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0485E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- LOT 27, BLOCK AA; LOT 15, BLOCK BB; LOT 38, BLOCK R & LOTS 19 & 20, BLOCK U SHALL BE OWNED & MAINTAINED BY THE HOMEOWNERS ASSOCIATION. LOT 123, BLOCK O SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING GREATER THAN 29 DWELLING UNITS.
- PARKLAND CONVEYED TO THE CITY OF ROUND ROCK PER DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
- THE APPROVAL OF FP1903-006 SHALL SUPERSEDE FP1901-007, WHICH WAS APPROVED BY THE PLANNING & ZONING COMMISSION ON FEBRUARY 20, 2019, BUT NOT RECORDED AT THE WILLIAMSON COUNTY CLERK'S OFFICE.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S62°29'02"W	90.00'
L2	S62°29'02"W	25.64'
L3	N27°30'58"W	130.00'
L4	S08°17'00"E	1.27'
L5	S81°43'00"W	180.00'
L6	S08°17'00"E	167.24'
L7	S16°15'23"E	133.39'
L8	S31°03'23"E	144.00'
L9	S58°56'37"W	22.00'
L10	N31°03'23"W	10.00'
L11	N07°11'44"E	111.47'
L12	N01°36'23"W	65.01'
L13	N43°36'36"W	103.67'
L14	N66°19'41"W	147.57'
L15	N86°09'42"W	77.46'
L16	N66°36'59"W	73.00'
L17	N65°59'25"W	156.59'
L18	N18°00'46"W	55.00'
L19	S69°38'56"W	159.82'
L20	N20°21'04"W	68.66'
L21	N69°38'56"E	135.00'
L22	N20°15'51"W	72.49'
L23	N14°56'05"W	69.62'
L24	N07°03'19"W	69.64'
L25	N90°00'00"W	135.00'
L26	N00°00'00"E	91.35'
L27	N87°13'36"E	128.92'
L28	N06°27'40"W	75.81'
L29	N12°36'00"W	75.91'
L30	N21°53'21"W	75.87'
L31	N25°42'59"W	208.57'
L32	N48°28'58"W	7.83'

LINE TABLE		
LINE #	BEARING	LENGTH
L33	N70°01'39"W	49.51'
L34	N89°47'26"W	80.18'
L35	S66°30'55"W	63.99'
L36	S54°25'23"W	63.55'
L37	S42°03'39"W	67.02'
L38	S61°59'45"W	137.00'
L39	N28°00'14"W	76.93'
L40	N61°59'46"E	131.00'
L41	N28°00'14"W	146.00'
L42	N61°59'46"E	25.00'
L43	N64°57'35"E	146.20'
L44	N28°00'14"W	136.34'
L45	S31°19'04"E	78.47'
L46	S32°06'39"E	58.94'
L47	N55°34'31"E	130.00'
L48	N50°54'26"E	109.80'
L49	N67°22'25"E	158.85'
L50	N66°08'31"E	90.00'
L51	S44°25'33"E	50.00'
L52	S44°25'33"E	86.87'
L53	S27°30'58"E	42.69'
L54	S44°25'33"E	72.73'
L55	S27°30'58"E	42.69'
L56	N27°30'58"W	42.69'
L57	S45°34'27"W	87.63'
L58	S62°37'38"W	49.48'
L59	S27°22'22"E	99.52'
L60	S14°11'09"E	18.49'
L61	N75°48'52"E	101.03'
L62	S14°11'09"E	133.95'
L63	N08°17°00"W	1.27'
L64	N45°34'27"E	87.63'

LINE TABLE		
LINE #	BEARING	LENGTH
L65	N62°37'38"E	49.48'
L66	S45°34'27"W	55.42'
L67	S52°15'11"W	46.46'
L68	S62°37'38"W	67.65'
L69	N72°21'03"W	57.07'
L70	S43°50'36"W	53.02'
L71	S45°43'37"W	67.14'
L72	S61°53'54"W	69.95'
L73	S64°02'26"W	73.08'
L74	N64°02'26"E	73.08'
L75	N61°53'54"E	10.31'
L76	N61°53'54"E	54.60'
L77	N61°53'54"E	5.04'
L78	N43°50'36"E	20.86'
L79	N43°50'36"E	32.16'
L80	N30°31'42"W	34.69'
L81	N27°22'22"W	56.48'
L82	N30°10'56"W	50.16'
L83	N39°01'56"W	49.39'
L84	N47°43'26"W	50.36'
L85	N50°01'37"W	53.00'
L86	N49°40'59"W	56.83'
L87	N44°37'12"W	65.80'
L88	N37°49'23"W	65.80'
L89	S62°37'38"W	50.00'
L90	S44°25'33"E	50.00'
L91	N14°11'09"W	50.00'
L92	N12°34'36"W	50.70'
L93	N15°42'59"W	51.90'
L94	N24°20'16"W	29.06'



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

FINAL PLAT
OF
VIZCAYA, PHASE 5D & 7B

A 33.852 ACRE TRACT BEING OUT OF A CALLED 70.811 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018021640 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 63.581 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018007528 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE REMNANT PORTION OF A CALLED 61.733 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC RECORDED IN DOCUMENT NO. 2013115650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT SURVEY NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

FIELD NOTES
FOR

A 33.852 ACRE TRACT BEING OUT OF A CALLED 70.811 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018021640 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 63.581 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018007528 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE REMNANT PORTION OF A CALLED 61.733 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC RECORDED IN DOCUMENT NO. 2013115650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT SURVEY NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS. SAID 33.852 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 northeast corner of Vizcaya, Phase 5B, a subdivision according to the plat recorded in Document No. 2018081145 of the Official Public Records of Williamson County, Texas, same being a point in a south line of the Remnant Portion of said 63.581-acre tract for the southeast corner and **POINT OF BEGINNING** hereof,

THENCE with the north boundary line of said Vizcaya, Phase 5B, same being the south boundary line of the Remnant Portion of said 63.581-acre tract the following five (5) courses and distances:

- S 62°29'02" W**, a distance of **90.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a point of non-tangent curvature hereof,
- along the arc of a curve to the right, having a **radius of 15.00 feet**, a **central angle of 90°00'00"**, a **chord bearing and distance of S 17°29'02" W, 21.21 feet**, an **arc length of 23.56 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency hereof,
- S 62°29'02" W**, a distance of **25.64 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,
- N 27°30'58" W**, a distance of **130.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof, and
- S 62°29'02" W**, at a distance of 159.00 feet passing a ½" iron rod with yellow cap marked "Pape-Dawson" found for the northwest corner of said Vizcaya, Phase 5B, same being the northeast corner of Vizcaya, Phase 5C, continuing with a south boundary line of the Remnant Portion of said 63.581-acre tract, same being the north boundary line of said Vizcaya, Phase 5C, for a total distance of **212.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof;

THENCE continuing with a south boundary line of the Remnant Portion of said 63.581-acre tract, same being the north boundary line of said Vizcaya, Phase 5C the following four (4) courses and distances:

- S 69°21'35" W**, a distance of **229.41 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a point of non-tangent curvature hereof,
- along the arc of a curve to the right, having a **radius of 425.00 feet**, a **central angle of 05°08'49"**, a **chord bearing and distance of S 10°51'24" E, 38.16 feet**, an **arc length of 38.18 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency, hereof,
- S 08°17'00" E**, a distance of **1.27 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof, and
- S 81°43'00" W**, a distance of **180.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at the northwest corner of said Vizcaya, Phase 5C, same being a southeast corner of the Remnant Portion of said 63.581-acre tract for a southeast ell corner hereof;

THENCE with the west boundary line of said Vizcaya, Phase 5C, same being an east boundary line of the Remnant Portion of said 63.581-acre tract the following four (4) courses and distances:

- S 08°17'00" E**, a distance of **167.24 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,
- S 16°15'23" E**, a distance of **133.39 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,
- S 36°18'48" E**, a distance of **578.91 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof, and
- S 51°37'38" E**, at a distance of 220.86 passing a southeast corner of said 63.581-acre tract, also being the northeast corner of the Remnant Portion of said 61.733-acre tract, continuing with the west line of said Vizcaya, Phase 5C, same being an east line of the Remnant Portion of said 61.733-acre tract for a total distance of **256.82 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at the southwest corner of said Vizcaya, Phase 5C, same being the westernmost northwest corner of said Vizcaya, Phase 5C, also being a point in the east line of the Remnant Portion of said 61.733-acre tract for an angle point hereof,

THENCE with the east boundary line of the Remnant Portion of said 61.733-acre tract, same being the west line of said Vizcaya, Phase 5B the following three (3) courses and distances:

- S 38°13'30" E**, a distance of **279.16 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,
- S 31°03'23" E**, a distance of **144.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for the southwest corner hereof, and
- S 58°56'37" W**, a distance of **22.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a west corner of said Vizcaya, Phase 5B, same being a point in the east line of Vizcaya, Phase 3B, a subdivision according to the plat recorded in Document No. 2017046096 of the Official Public Records of Williamson County, Texas, also being a point in the south line of the Remnant Portion of said 61.733-acre tract for a south corner hereof;

THENCE N 31°03'23" W, with the east line of said Vizcaya, Phase 3B, same being a west line of the Remnant Portion of said 61.733-acre tract, a distance of **10.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a north corner of said Vizcaya, Phase 3B, same being a south corner of the Remnant Portion of said 61.733-acre tract for a southwest corner hereof;

THENCE S 65°27'33" W, with the north line of said Vizcaya, Phase 3B, same being the south line of the Remnant Portion of said 61.733-acre tract, a distance of **350.12 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at the southwest corner of the Remnant Portion of said 63.733-acre tract, same being a point in the north line of said Vizcaya, Phase 3B, also being the southeast corner of Vizcaya, Phase 4B, a subdivision according to the plat recorded in Document No. 2018014374 of the Official Public Records of Williamson County, Texas for the southwest corner hereof;

THENCE departing the north boundary line of said Vizcaya, Phase 3B, with the east boundary line of said Vizcaya, Phase 4B, same being the west line of the Remnant Portion of said 61.733-acre tract the following six (6) courses and distances:

- N 07°11'44" E**, a distance of **111.47 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,
- N 01°36'23" W**, a distance of **65.01 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,
- N 43°36'36" W**, a distance of **103.67 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,
- N 66°19'41" W**, a distance of **147.57 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

5. N 86°09'42" W, a distance of **77.46 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof, and

6. N 66°36'59" W, a distance of **73.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at the north corner of said Vizcaya, Phase 4B, same being the easternmost southeast corner of Vizcaya, Phase 6E, 6F & 7C, a subdivision according to the plat recorded in Document No. _____ of the Official Public Records of Williamson County, Texas, also being a point in the west line of the Remnant Portion of said 61.733-acre tract ½" iron rod found an angle point hereof;

THENCE with the east boundary line of said Vizcaya, Phase 6E, 6F & 7C, same being the west boundary line of the Remnant Portion of said 61.733-acre tract, the west boundary line of the Remnant Portion of said 63.581-acre tract, and in part with the west boundary line of the Remnant Portion of said 70.811-acre tract the following thirty-three (33) courses and distances:

1. N 65°59'25" W, a distance of **156.59 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

2. N 18°00'46" W, a distance of **55.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

3. S 69°38'56" W, a distance of **159.82 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a point of non-tangent curvature hereof,

4. along the arc of a curve to the right, having a **radius of 275.00 feet**, a **central angle of 06°32'39"**, a **chord bearing and distance of N 23°37'23" W, 31.39 feet**, an **arc length of 31.41 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a point of non-tangent curvature,

5. N 20°21'04" W, a distance of **68.66 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

6. N 69°38'56" E, a distance of **135.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

7. N 20°21'04" W, a distance of **292.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

8. N 20°15'51" W, a distance of **72.49 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

9. N 14°56'05" W, a distance of **69.62 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

10. N 07°03'19" W, a distance of **69.64 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

11. N 00°00'00" E, a distance of **291.04 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

12. N 90°00'00" W, a distance of **135.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

13. N 00°00'00" E, a distance of **91.35 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a point of non-tangent curvature,

14. along the arc of a curve to the left, having a **radius of 500.00 feet**, a **central angle of 02°46'24"**, a **chord bearing and distance of N 01°23'12" W, 24.20 feet**, an **arc length of 24.20 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a point of non-tangency,

15. N 87°13'36" E, a distance of **128.92 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

16. N 06°27'40" W, a distance of **75.81 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

17. N 12°36'00" W, a distance of **75.91 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

18. N 28°00'14" W, a distance of **323.33 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

19. N 25°42'59" W, a distance of **208.57 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

20. N 48°28'58" W, a distance of **7.83 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

21. N 70°01'39" W, a distance of **49.51 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

22. N 89°47'26" W, a distance of **80.18 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

23. S 66°30'55" W, a distance of **63.99 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

24. S 54°25'23" W, a distance of **63.55 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

25. S 42°03'39" W, a distance of **67.02 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

26. S 61°59'45" W, a distance of **137.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

27. N 28°00'14" W, a distance of **76.93 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

28. N 61°59'46" E, a distance of **131.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

29. N 28°00'14" W, a distance of **146.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

30. N 61°59'46" E, a distance of **25.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

31. N 64°57'35" E, a distance of **146.20 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof, and

32. N 28°00'14" W, a distance of **136.34 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a southeast ell corner of said Vizcaya, Phase 6E, 6F & 7C, also being the northwest corner of the Remnant Portion of said 70.811-acre tract for a point of non-tangent curvature and the northernmost northwest corner hereof;

THENCE with a south line of said Vizcaya, Phase 6E, 6F & 7C, same being the north line of the Remnant Portion of said 70.811-acre tract the following ten (10) course and distances:

1. along the arc of a curve to the right, having a **radius of 275.00 feet**, a **central angle of 08°20'34"**, a **chord bearing and distance of N 73°26'41" E, 40.01 feet**, an **arc length of 40.04 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency,

2. N 77°36'58" E, a distance of **169.56 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature,

3. along the arc of a to the left, having a **radius of 325.00 feet**, a **central angle of 01°11'06"**, a **chord bearing and distance of N 77°01'25" E, 6.72 feet**, an **arc length of 6.72 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency,

4. S 31°19'04" E, a distance of **78.47 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

5. S 32°06'39" E, a distance of **58.94 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

6. N 55°34'31" E, a distance of **130.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangent curvature,

7. along the arc of a curve to the left, having a **radius of 425.00 feet**, a **central angle of 04°40'05"**, a **chord bearing and**

distance of S 36°45'31" E, 34.62 feet, an **arc length of 34.63 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency, hereof;

8. N 50°54'26" E, a distance of **109.80 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

9. N 67°22'25" E, a distance of **158.85 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof, and

10. N 66°08'31" E, a distance of **90.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a southeast corner of said Vizcaya, Phase 6E, 6F & 7C, same being a point in the west boundary line of the Remnant Portion of said 70.811-acre tract for the northeast corner and point of non-tangent curvature hereof;

THENCE departing a south line of said Vizcaya, Phase 6E, 6F & 7C, through the interior of the Remnant Portion of said 70.811-acre tract, and through the interior of the Remnant Portion of said 63.581-acre tract the following eight (8) courses and distances:

1. along the arc of a curve to the left, having a **radius of 490.00 feet**, a **central angle of 20°34'05"**, a **chord bearing and distance of S 34°08'31" E, 174.96 feet**, an **arc length of 175.90 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency,

2. S 44°25'33" E, a distance of **672.66 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature hereof,

3. along the arc of a curve to the left, having a **radius of 15.00 feet**, a **central angle of 19°28'16"**, a **chord bearing and distance of N 55°18'35" E, 5.07 feet**, an **arc length of 5.10 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency hereof,

4. S 44°25'33" E, a distance of **50.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature hereof,

5. along the arc of a curve to the left, having a **radius of 15.00 feet**, a **central angle of 19°28'16"**, a **chord bearing and distance of S 35°50'19" W, 5.07 feet**, an **arc length of 5.10 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency hereof,

6. S 44°25'33" E, a distance of **86.87 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature hereof,

7. along a tangent curve to the right said curve having **radius of 830.00 feet**, a **central angle of 16°54'35"**, a **chord bearing and distance of S 35°58'16" E, 244.07 feet**, an **arc length of 244.96 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof,

8. S 27°30'58" E, a distance of **42.69 feet** to the **POINT OF BEGINNING** and containing 33.852 acres in the City of Round Rock, Williamson County, Texas. Said tract being described in accordance with a survey map by Pape Dawson Engineers, Inc.



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

FINAL PLAT
OF
VIZCAYA, PHASE 5D & 7B

A 33.852 ACRE TRACT BEING OUT OF A CALLED 70.811 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018021640 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 63.581 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018007528 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE REMNANT PORTION OF A CALLED 61.733 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC RECORDED IN DOCUMENT NO. 2013115650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT SURVEY NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That Taylor Morrison of Texas Inc. as the owner of the remnant portion of a called 70.811 acre tract recorded in Document No. 2018021640 of the Official Public Records of Williamson County, Texas, a called 63.581 acre tract recorded in Document No. 2018007528 of the Official Public Records of Williamson County, Texas, and a called 61.733 acre tract recorded in Document No. 2013115650 of the Official Public Records of Williamson County, Texas, situated in the Joseph Mott Survey No. 427, in the City of Round Rock, Williamson County, Texas, do hereby certify that there are no lien holders and dedicate to the public forever use of the streets, alleys, easements and all other lands intended for public dedication as shown hereon to be known as the Final Plat of Vizcaya, Phase 5D & 7B 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
Registered Professional Engineer No. 87704
Pape-Dawson Engineers, Inc.
TBPE, Firm Registration No. 470
10801 N MoPac Expy., Bldg. 3, Suite 200
Austin, Texas, 78759

Date

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Parker J. Graham, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with 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
Registered Professional Land Surveyor No. 5556
State of Texas
Pape-Dawson Engineers, Inc.
TBPE, Firm Registration No. 470
10801 N MoPac Expy., Bldg. 3, Suite 200
Austin, Texas, 78759

Date

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

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

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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

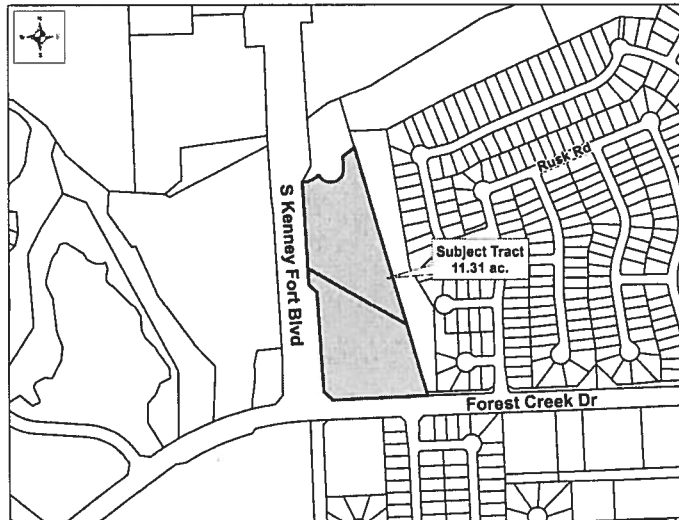
Nancy Rister, clerk, county court Williamson County, Texas

By: _____
Deputy



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

**Sonoma Northwest
PRELIM PLAT PP1904-001**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Preliminary Plat approval to create one (1) development lot

ZONING AT TIME OF APPLICATION: PUD (Planned Unit Development) No. 93

DESCRIPTION: 11.31 acres out of the P.A. Holder Survey, Abstract No. 297

CURRENT USE OF PROPERTY: Vacant and Undeveloped

GENERAL PLAN LAND USE DESIGNATION: The Future Land Use designation is determined by PUD No. 93, which allows for low density multifamily development.

ADJACENT LAND USE:

North: Open Space/Parkland - Zoned PUD (Planned Unit Development) No. 93.

South: Undeveloped Commercial/Single-Family Residential – Zoned C-2 (Local Commercial) & SF-2 (Single-Family Standard Lot)

East: Single-Family Residential – Zoned SF-2 (Single-Family Standard Lot)

West: Multifamily – Zoned PUD (Planned Unit Development) No. 40.

PROPOSED LAND USE: Multifamily

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	1	11.31
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	1	11.31

Owner:
WHJ, LLC
Ed Horne
8200 N. Mopac, Ste. 300
Austin, TX 78759

Agent:
Green Civil Design, LLC
Kerri Pena
11130 Jollyville Rd., Ste. 101
Austin, TX 78759

**Sonoma Northwest
PRELIMINARY PLAT PP1904-001**

HISTORY: The Sonoma Northwest PUD (Planned Unit Development) No. 93 was approved by the City Council on August 23, 2012. An amendment to the PUD was approved by the City Council on October 25, 2018. The PUD contains 11.31 acres for multifamily development regulated by the specific PUD requirements and the MF-1 (Multifamily-Low Density) Zoning District.

DATE OF REVIEW: May 1, 2019

LOCATION: Northeast corner of S. Kenney Fort Blvd. and Forest Creek Dr.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use designation is determined by PUD No. 93, which allows low density multifamily development. The property is zoned PUD No. 93, which allows a multifamily low-density land use with a maximum of 120 residential units and a maximum height of two (2) stories. Specific development standards are included in the PUD for development. For those development standards not mentioned in the PUD, the MF-1 zoning district development standards apply.

Compliance with the Concept Plan: As shown, the Preliminary Plat is in compliance with the lot depicted in the Concept Plan for PUD No. 93, as amended.

Traffic, Access and Roads: The subject tract will have one driveway access on S. Kenney Fort Boulevard and one along Forest Creek Drive, which will be aligned with the existing median opening. Driveway locations will be finalized at the site plan stage. A Traffic Impact Analysis (TIA) was deemed not necessary, as the proposed density will generate traffic that can be accommodated by the capacity of the access roads.

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 on the eastern side of Kenney Fort Boulevard. Wastewater service will be acquired by tying into an existing manhole on the eastern side of Kenney Fort Boulevard. This manhole feeds into an existing 8-inch wastewater line that flows from east to west of the site.

Drainage: A flood study (FLOOD1812-0001) was required for the proposed development and it was reviewed and approved by City staff on April 2, 2019. Staff will review a more detailed drainage plan prior to site development plan permitting.

RECOMMENDED MOTION:

Staff recommends approval with the following condition:

1. Move the P&Z approval date from plat note number 7 and include it in the "Date of Planning and Zoning Commission Review:___" in the site information section at the bottom of the sheet.

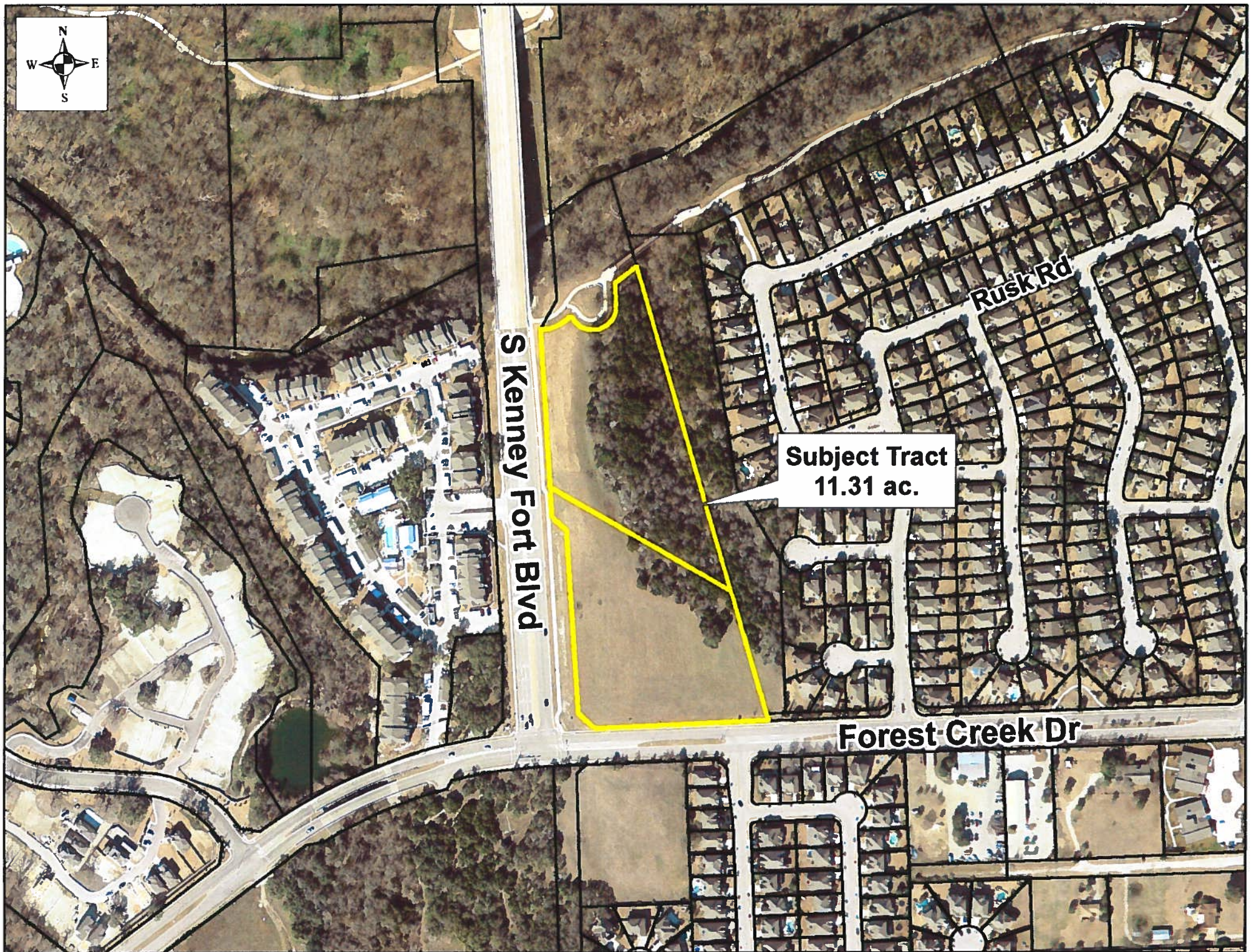


S Kenney Fort Blvd

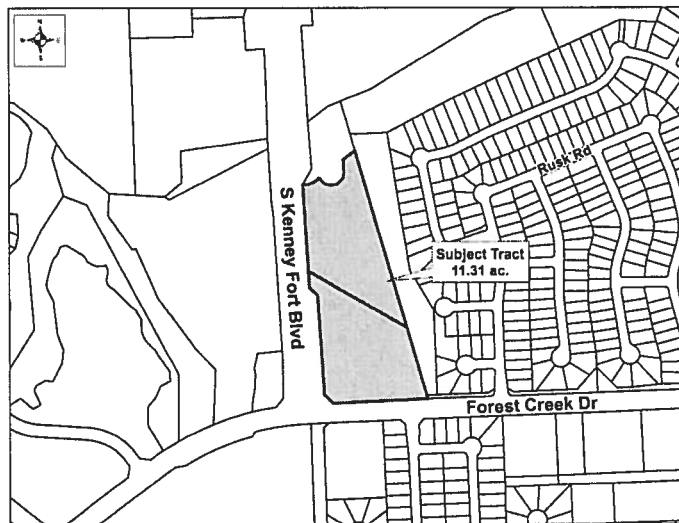
Rusk Rd

**Subject Tract
11.31 ac.**

Forest Creek Dr



**Sonoma Northwest
FINAL PLAT FP1904-001**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Final Plat approval to create one (1) development lot

ZONING AT TIME OF APPLICATION: PUD (Planned Unit Development) No. 93

DESCRIPTION: 11.31 acres out of the P.A. Holder Survey, Abstract No. 297

CURRENT USE OF PROPERTY: Vacant and Undeveloped

GENERAL PLAN LAND USE DESIGNATION: The Future Land Use designation is determined by PUD No. 93, which allows low density multifamily development.

ADJACENT LAND USE:

North: Open Space/Parkland - Zoned PUD (Planned Unit Development) No. 93.

South: Undeveloped Commercial/Single-Family Residential – Zoned C-2 (Local Commercial) & SF-2 (Single-Family Standard Lot)

East: Single-Family Residential – Zoned SF-2 (Single-Family Standard Lot)

West: Multifamily – Zoned PUD (Planned Unit Development) No. 40.

PROPOSED LAND USE: Multifamily

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	1	11.31
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	1	11.31

Owner:
WHJ, LLC
Ed Home
8200 N. Mopac, Ste. 300
Austin, TX 78759

Agent:
Green Civil Design, LLC
Kerri Pena
11130 Jollyville Rd., Ste. 101
Austin, TX 78759

**Sonoma Northwest
FINAL PLAT FP1904-001**

HISTORY: The Sonoma Northwest PUD (Planned Unit Development) No. 93 was approved by the City Council on August 23, 2012. An amendment to the PUD was approved by the City Council on October 25, 2018. The PUD contains 11.31 acres for multifamily development regulated by the specific PUD requirements and the MF-1 (Multifamily-Low Density) Zoning District. This Final Plat is being processed simultaneously with the Preliminary Plat (PP1904-001).

DATE OF REVIEW: May 1, 2019

LOCATION: Northeast corner of S. Kenney Fort Blvd. and Forest Creek Dr.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use designation is determined by PUD No. 93, which allows low density multifamily development. The property is zoned PUD No. 93, which allows a multifamily low-density land use with a maximum of 120 residential units and a maximum height of two (2) stories. Specific development standards are included in the PUD for development. For those development standards not mentioned in the PUD, the MF-1 zoning district development standards apply.

Compliance with the Preliminary Plat: As shown, the Final Plat is in compliance with the approved Preliminary Plat (PP1904-001).

Traffic, Access and Roads: The subject tract will have one driveway access on S. Kenney Fort Boulevard and one along Forest Creek Drive, which will be aligned with the existing median opening. Driveway locations will be finalized at the site plan stage. A Traffic Impact Analysis (TIA) was deemed not necessary, as the proposed density will generate traffic that can be accommodated by the capacity of the access roads.

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 on the eastern side of Kenney Fort Boulevard. Wastewater service will be acquired by tying into an existing manhole on the eastern side of Kenney Fort Boulevard. This manhole feeds into an existing 8-inch wastewater line that flows from east to west of the site.

Drainage: A flood study (FLOOD1812-0001) was required for the proposed development and it was reviewed and approved by City staff on April 2, 2019. Staff will review a more detailed drainage plan prior to site development plan permitting.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Include the P&Z approval date as May 1, 2019 on sheet 1 under "Date of Planning and Zoning Commission Review."
2. Revise plat note number 7 to remove the following text "Concept Plan in PUD Amendment No. 93 approved by the City Council on August 23, 2012."
3. Revise the surveyor's and engineer's signature blocks to match the new code references in the final plat checklist.
4. Remove the Williamson County and Commissioner's Court note references on sheet two at the top right hand corner.
5. Sheet 1 of 2:
Notes, revise "BENCHMARK" to state "See BM#1 & BM #2 information below."

**Sonoma Northwest
FINAL PLAT FP1904-001**

6. Provide GEOID for Benchmark information.
7. Provide line with note depicting Ultimate 1% WSE at north, midpoint and south end of dedicated storm sewer & drainage easement.
8. Sheet 2 of 2:
Provide easement dedication statement as shown in the easement dedication packet.

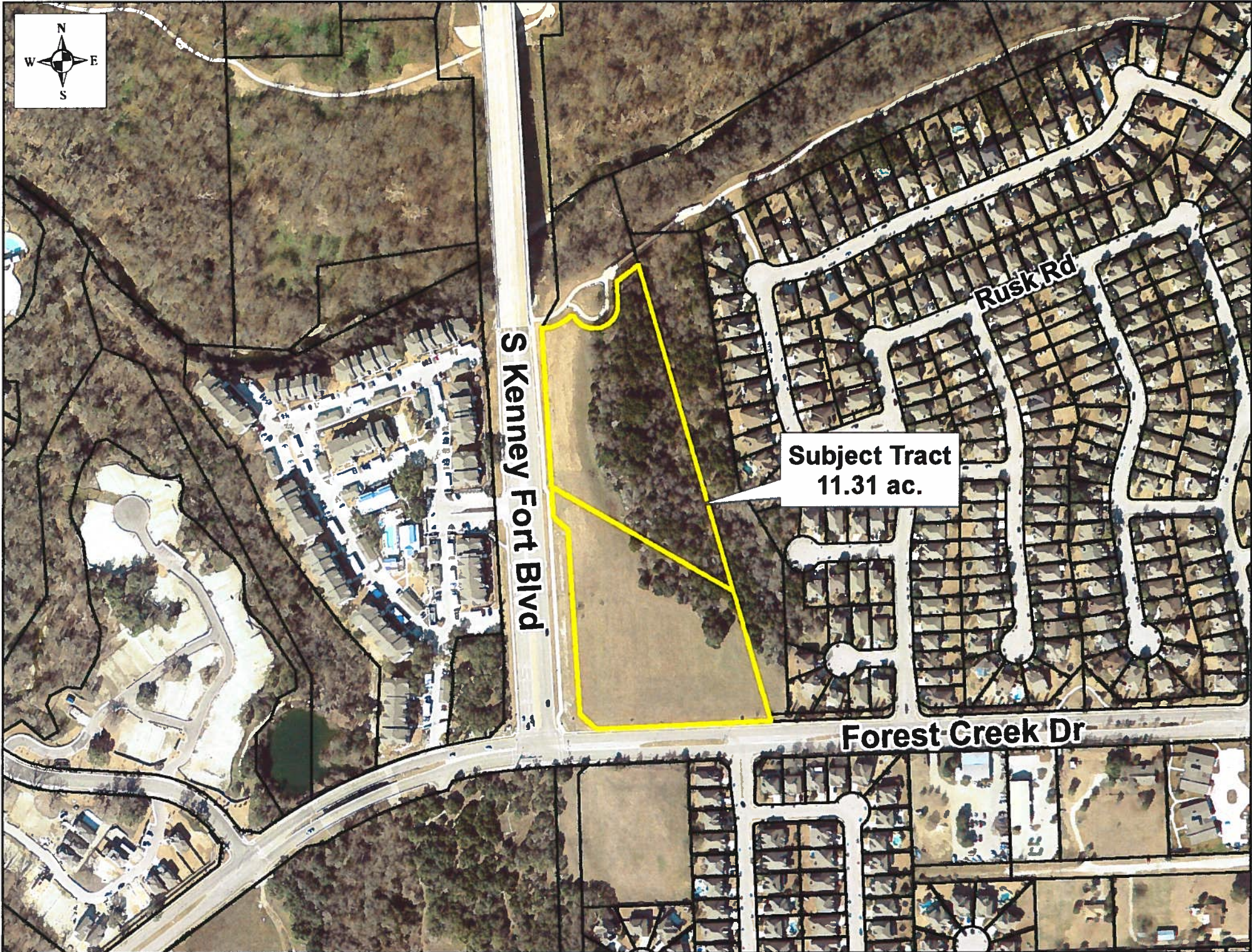


S Kenney Fort Blvd

Rusk Rd

**Subject Tract
11.31 ac.**

Forest Creek Dr



FINAL PLAT OF
SONOMA NORTHWEST
CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

FIELD NOTES:

THAT PART OF THE P. A. HOLDER SURVEY, ABSTRACT NO. 297, IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THE REMAINDER OF THAT 8.856 ACRE TRACT (TRACT X -SAVE AND EXCEPT THAT CERTAIN 1.496 ACRE TRACT CONVEYED TO THE CITY OF ROUND ROCK BY DEDICATION DEED FOR FOREST CREEK DRIVE (100-FOOT WIDE RIGHT-OF-WAY) RECORDED IN DOCUMENT NO. 2005048301 OPRWC) OF LAND CONVEYED TO WHJ, LLC. BY DEED RECORDED IN DOCUMENT NO. 2008000756 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC), AND A PART OF THAT 5.568 ACRE TRACT CONVEYED TO WHJ, LLC. BY DEED RECORDED IN DOCUMENT NO. 2016011901 OPRWC, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2"IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 1.496 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK M OF SONOMA SECTION 10 ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2004034437 OPRWC, FROM WHICH THE SOUTHEAST CORNER OF THE P.A. HOLDER SURVEY, ABSTRACT NO. 297 BEARS APPROXIMATELY S35°07'22"E A DISTANCE OF 6304 FEET;

THENCE S87°48'39"W ALONG THE NORTH LINE OF SAID 1.496 ACRE TRACT AND ACROSS SAID 8.856 ACRE TRACT, A DISTANCE OF 493.24 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHEAST CORNER OF THAT 1.633 ACRE TRACT CONVEYED TO THE CITY OF ROUND ROCK BY DONATION SPECIAL WARRANTY DEED FOR ARTERIAL A RIGHT-OF-WAY (NOW KNOWN AS KENNEY FORT BOULEVARD (VARIABLE-WIDTH RIGHT-OF-WAY)) BY DEED RECORDED IN DOCUMENT NO. 2011043405 OPRWC;

THENCE ALONG THE EAST LINE OF SAID 1.633 ACRE TRACT AND ACROSS SAID 8.856 ACRE TRACT THE FOLLOWING FIVE (5) COURSES:

1. N47°49'03"W A DISTANCE OF 57.54 FEET TO A 1/2" IRON ROD SET;
2. N03°27'01"W A DISTANCE OF 203.06 FEET TO A 1/2" IRON ROD SET;
3. N06°18'03"W A DISTANCE OF 100.54 FEET TO A 1/2" IRON ROD SET;
4. N03°27'01"W A DISTANCE OF 214.58 FEET TO A 1/2" IRON ROD SET;
5. N48°27'01"W A DISTANCE OF 49.50 FEET TO A 1/2" IRON ROD SET;

THENCE N03°27'01"W, PASSING AT A DISTANCE OF 87.72 FEET THE SOUTHWEST CORNER OF SAID 5.568 ACRE TRACT, BEING THE NORTHEAST CORNER OF SAID 1.633 ACRE TRACT, BEING ALSO THE SOUTHEAST CORNER OF THAT 1.444 ACRE TRACT CONVEYED TO THE CITY OF ROUND ROCK BY DONATION SPECIAL WARRANTY DEED FOR ARTERIAL A RIGHT-OF-WAY BY DEED RECORDED IN DOCUMENT NO. 2011040892 OPRWC, CONTINUING FOR A TOTAL DISTANCE OF 531.73 FEET TO A 1/2" IRON ROD SET FOR A POINT ON A NON-TANGENT CURVE TO THE LEFT AT THE NORTHWEST CORNER OF SAID 5.568 ACRE TRACT, BEING THE SOUTHWEST CORNER OF THAT 1.764 ACRE TRACT CONVEYED TO THE CITY OF ROUND ROCK BY DEED RECORDED IN DOCUMENT NO. 2013056475 OPRWC;

THENCE ALONG THE SOUTHERLY LINE OF SAID 1.764 ACRE TRACT AND ALONG THE NORTHERLY LINE OF SAID 5.568 ACRE TRACT THE FOLLOWING SIX (6) COURSES:

1. NORTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 85.48 FEET, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 39°10'45", AND A CHORD BEARING N64°12'42"E A DISTANCE OF 83.82 FEET TO A 1/2" IRON ROD SET FOR A POINT ON A NON-TANGENT CURVE TO THE RIGHT;
2. SOUTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 9.37 FEET, HAVING A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 107°24'50", AND A CHORD BEARING S81°03'36"E A DISTANCE OF 8.06 FEET TO A 1/2" IRON ROD SET FOR A POINT ON A NON-TANGENT CURVE TO THE LEFT;
3. NORTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 177.12 FEET, HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 156°07'49", AND A CHORD BEARING N75°07'50"E A DISTANCE OF 127.19 FEET TO A 1/2" IRON ROD SET;
4. N02°55'04"W A DISTANCE OF 61.99 FEET TO A 1/2" IRON ROD SET FOR A POINT ON A NON-TANGENT CURVE TO THE RIGHT;
5. NORTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 4.86 FEET, HAVING A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 55°40'46", AND A CHORD BEARING N24°53'46"E A DISTANCE OF 4.67 FEET TO A 1/2" IRON ROD SET;
6. N52°42'36"E A DISTANCE OF 77.08 FEET TO A 1/2" IRON ROD SET ON THE WEST LINE OF LOT 77, BLOCK F OF SONOMA SECTION 12 ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2005000358 OPRWC, BEING THE SOUTHEAST CORNER OF SAID 1.764 ACRE TRACT;

THENCE S16°17'11"E ALONG THE WEST LINE OF SAID LOT 77, BLOCK F, ALONG THE WEST LINE OF SAID LOT 1, BLOCK M, ALONG THE EAST LINE OF SAID 5.568 ACRE TRACT, ALONG THE EAST LINE OF SAID 8.856 ACRE TRACT, PASSING AT A DISTANCE OF 952.22 FEET A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 5.568 ACRE TRACT, CONTINUING FOR A TOTAL DISTANCE OF 1334.46 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 11.31 ACRES, MORE OR LESS.
ALL IRON RODS SET HAVE "RJ SURVEYING" CAPS.
BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).

STATE OF TEXAS

COUNTY OF WILLIAMSON

THAT I, STEPHEN R. LAWRENCE, 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, CITY OF ROUND ROCK CODE OF ORDINANCES (2018 EDITION), AS AMENDED.

STEPHEN R. LAWRENCE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6352
STATE OF TEXAS



STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON §

THAT I, WHJ, LLC., AS THE OWNER OF THAT CERTAIN 8.856 ACRE TRACT (TRACT X) OF LAND RECORDED IN DOCUMENT NUMBER 2008000756 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING ALSO THE OWNER OF THAT CERTAIN 5.568 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2016011901 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATE TO THE PUBLIC FOREVER THE 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 SONOMA NORTHWEST.

WHJ, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: JAMES EDWARD HORNE, MANAGER
WHJ, LLC
8200 NORTH MOPAC EXPRESSWAY, SUITE 300
AUSTIN, TEXAS 78759

STATE OF TEXAS

§

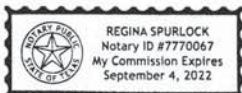
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 16 DAY OF APRIL, 2019.

BY: REGINA SPURLOCK
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: REGINA SPURLOCK

MY COMMISSION EXPIRES: SEPTEMBER 4, 2022



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 CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS. A PORTION OF THIS TRACT IS ENCRONCHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
2. ALL MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET (2') ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
3. A PORTION OF THIS TRACT IS ENCRONCHED 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 48491C0495E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS. IN ADDITION, THE ULTIMATE 100 YEAR FLOODPLAIN AS IDENTIFIED BY THE BRUSHY CREEK WCID STUDY ALSO ENCRONCHES ON THIS SITE AS SHOWN. THE DRAINAGE EASEMENTS AS SHOWN HEREON WILL CONTAIN THE 100 YEAR FLOOD PLAIN. NO OBSTRUCTIONS, INCLUDE BUT NOT LIMITED TO FENCING OR STORAGE SHALL BE PERMITTED IN ANY DRAINAGE EASEMENT SHOWN HEREON.
4. 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 BY PUD NO. 93, SONOMA NORTHWEST.
5. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED BY PUD NO. 93, SONOMA NORTHWEST.
6. A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
7. THIS FINAL PLAT CONFORMS TO THE PRELIMINARY PLAT #PP1904-001 (CONCEPT PLAN IN PUD AMENDMENT NO. 93 APPROVED BY THE CITY COUNCIL ON AUGUST 23, 2012) APPROVED BY THE PLANNING AND ZONING COMMISSION ON MAY 1, 2019.
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. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.

STATE OF TEXAS

COUNTY OF WILLIAMSON

THAT I, KERRI K. PENIA, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES CITY OF ROUND ROCK 2018 EDITION, AS AMENDED, AND THE THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

KERRI K. PENIA
LICENSED PROFESSIONAL ENGINEER NO. 90255
STATE OF TEXAS



IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS' COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS.

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

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

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

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____ A.D., AT _____ O'CLOCK, _____M., AND DULY RECORDED THIS THE _____ DAY OF _____, 20____ A.D., AT _____ O'CLOCK, _____M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. _____.

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

NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

DATE: OCTOBER 26, 2018

FP1904-001

RJ SURVEYING & ASSOCIATES, INC.


2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817

F-10015400

SHEET 2 OF 2 SHEETS

Agenda Item G1

TO: Planning and Zoning Commission

FROM: Bradley Dushkin, AICP 
Assistant Director

DATE: April 26, 2019

RE: Comprehensive Plan 2030 Quadrant Meeting Results

The City of Round Rock recently hosted a series of public meetings to gather public input for the Round Rock 2030 Comprehensive Plan. Overall, the public meetings, known as “the quadrant meetings”, were well attended with approximately 300 people attending meetings held in February and March 2019.

At each meeting, attendees were shown an introductory “What is a comprehensive plan?” presentation and video before participating in a series of three input exercises. The first exercise was comprised of a series of open-ended questions, in which attendees wrote their answers on stickers and placed them on boards. Some of the questions were specific to the quadrant of the City where they live. Participants then had the opportunity to place dots to show support for other people’s answers. The second exercise was focused on getting the public involved in the policymaking process. Attendees were given a list of ten draft planning policies for the next decade that they could edit, comment on, and prioritize. They were also given the opportunity to propose new policies. The third exercise was a live polling exercise in which attendees answered questions and could immediately see how others in the audience answered.

Common themes that came from the input include:

- Attendees were interested in a variety of housing types, including large-lot single family, mixed-use, senior housing, and smaller affordable units
- Most attendees indicated they would like to see mixed-use, pedestrian friendly developments
- A majority of attendees said alternative modes of transportation (besides cars) are important or very important
- Attendees expressed interest in new options for arts and culture, as well as more parks, trails, and open space.

The responses, in addition to responses to the 5 land use questions from the City’s 2018 biennial survey, serve as a baseline for public input as we draft the 2030 Comprehensive Plan. The Plan will provide a framework for “what goes where” for development over the next 10 years.

The next phase of public input will feature opportunities for online participation where planners will ask a series of follow-up questions for clarification and to expand on input the City has already received.

QUADRANT MEETING EXERCISE BOARD REPORT



DISCLAIMER:

The following document is noninteractive and is only intended for reference purposes. The content of this report provides the activity directions and results from the quadrant meetings. Policies are not ranked by importance in any way. Responses were recorded verbatim from quadrant meeting materials.

ACTIVITY DIRECTIONS:

Write your vision on a sticker and place it on the board! When you place your vision stickers on the board, if you like someone else's vision as well, place a dot on the sticker.

- Today, Round Rock is...
- Tomorrow, Round Rock will be...
- What do you like about your quadrant?
- What would make your quadrant better? Describe your idea and its benefits.

TODAY, ROUND ROCK IS...

RESPONSE

QUADRANT

friendly + diverse	SE
needing to focus on transportation	SE
has a helpful & informative website, keep it up!	SE
a good place to live, work, and raise a family	SE
A city with above average quality of services.	SE
Safe self-sufficient mixed-use city that feels like a town	SE
Today RR is vibrant, good sized, has great community activities for all ages, fun downtown. Has interst in preserving our history.	SE
Growing- needs better road infrastructure	SE
welcome tiny homes to round rock/downtown	SE
convenient	SE
property taxes have gotten too high! New residents cannot afford to buy a house.	SE
Today, Round Rock is SAFE, growing, active	SE
Today Round Rock is lacking in resources based on its growth.	SE
Suburb of Austin comprised mostly of families.	SE
RR is growing too fast without the necessary infrastructure causing the kind of traffic we all want to avoid.	SE
A suburban community north of Austin. Family Oriented	SE
Today RR is: a great place to live, way to congested on the roads	SE
Growing too fast	SE
better than austin	SE
proactive	SE
acceptable	SE
comfortable livable	SE
really great place to live	SE
a great place to raise a family	SE
a suburb	SE
a growing, changing community that is a great place to raise a family	SE
nice place to live but does have its small town charm anymore	SE
welcoming to all	SE
a quality city that is considered safe and family oriented	SE
in 2030, rr will be a thriving city, with arts facilities to show its citizens	SE
trying to be too much like austin	SE
A sleepy town just outside of Austin. Not very congested.	SE
Today....bedroom community, checker board development,not ???subdivisions, sprawled out	SE
Exciting, sports capitol	SE
Today RR is a nice small town. Traffic is okay -	SE
Starting to get crowded	SE
Growing too fast for services available	SE
To large expansion for businesses instead of for residents	SE
A suburban center with stand alone urban districts	SE
Today Round Rock is: growing, a kind community, best kept secret	SE
Today RR is a growing city that doesn't have a comprehensive thoroughfare plan	SE
A beautiful suburban community	SE

TODAY, ROUND ROCK IS...

RESPONSE

QUADRANT

Today Round Rock is a fast growing suburb with quality public services & schools	SE
Today RR is becoming a full city in its own right	SE
a good safe place	SE
Sad	SE
overlooked	SE
a suburb of Austin, good family environment	SE
Round Rock is a sub-urban city on North of Austin (not centric)	SE
More jobs city/state/government for Williamson County residents	SE
Safe, east of traffic with city resources or libraries cultural event, park + rec connecting the city trails	SE
Round Rock is: growing community with diverse offerings for families & businesses	SE
The best to live in central Texas. Friendly & Neighborly	SE
Today Round Rock is a nice place to live, with privacy, but also high taxes and attention paid to less iportant things than gridlock and education	SE
Round Rock is led by politicians who want growth for their own gain	SE
my favorite place to live	SE
good	SE
lose developed the old downtown with charm of the old west, still has open spaces for growth	SE
a great place to raise a family	SE
today is quaint community	SE
a plesant residential community	SE
stuck in between the past and future	SE
rich in history dynamic in growth looking forward to the future	SE
better planned than pflugerville	SE
Today RR is: a great place to live	SE
growing fast! Adapting leading	SE
family oriented, kid friendly affordable + quality	SE
medium sized suburb of austin growing fast	SE
overcrowded too many people, too many cars, too many strip malls, too many bars	SE
a suburb that is outgrowing its peacefulness	SE
a growing community providing housing retail + employment opportunities	SE
a good low density suberb	SE
an awesome city with a great downtown area- lots of fun events!	SE
getting too desne- too much traffic- not enough restaurants, seems crime is increasing	SE
connected walk-able vibrant	SE
catering to millenials	SE
traffic hazardous	SE
an attractive city to live in with many opportunities	SE
safe and rapidly growing community	SE
suburban independent city-influenced greatly by adjoining major urban area	SE
great place to call home	SE

TODAY, ROUND ROCK IS...

RESPONSE

QUADRANT

today round rock is about community safe	SE
Today RR is... one of the fastest growing areas in TX	SE
okay	SE
Today RR is congested with traffic.	SW
Trying too hard to be a big city	SW
Family-oriented	SW
a great place to live work raise a family	SW
A good place to live A good place to raise children- to retire	SW
Today Round Rock is safe, but too crowded without pedestrian and cycle safety, we need mobility for those on foot and two wheels also to relieve traffic congestion.	SW
Growing TOO fast too much traffic + development	SW
growing	SW
...a city with a lower crime rate	SW
My home + where I shop + meet friends	SW
A well balanced city (traffic, res, commercial)	SW
a vibrant city with a historic past, filled with pro-active leaders who work hard for the citizens	SW
a cultural wasteland with really nice people and an easier pace	SW
Today RR is 1) progressive 2) forward-focused	SW
Today Round Rock is falling behind other cities like Cedar Park and Leander	SW
Today RR is a great place to live!	SW
A quiet, growing family community	SW
...still primarily a bedroom community	SW
Today RR is still a nice small town...	SW
a community with great services, low crime, good neighborhoods + great shopping + dining choices. And sometimes heavy traffic.	SW
Today Round Rock is the starting place for our community future destination. It is the place we call home.	SW
behind in it's transportation plan for roads, freeway's, and traffic	SW
Liveable with a good balance of homes, parks	SW
safe and comfortable and growing	SW
today Round Rock is my home- the place that is safe, welcoming, open to new ideas and people	SW
today RR is: comfortable, safe, convenient, expensive	SW
a growing city w/a diverse population. In the process of creating the businesses, institutions, and cultural landmarks that will define the city tomorrow	SW
Fast growing melting pot that is trying hard to keep it a family community, identity	SW
Vibrant thriving community, strong business climate. Great place & quality of life offerings. Strong schools, places of worship. We are only half way to full growth and have many opportunities ahead.	SW
Growing too fast to accommodate the extra traffic	SW
A growing town	SW
a lower cost city than the area	SW
HOME! Well planned-success	SW

TODAY, ROUND ROCK IS...

RESPONSE

QUADRANT

Laid Back	SW
A growing community	SW
car-centric	SW
family-oriented & dominated by vehicles	SW
Today RR is...family oriented- sports stepchild of Austin-friendly	SW
My home	SW
Vibrant-exciting-wholesome place to live	SW
a well planned city for residential, commercial + employment centers	SW
small town changing into a big city was a family community	SW
too crowded for the amount of roads	SW
Great city of 100k+ Complete residential, commercial development, art educational sports capital is complete	SW
today round rock is a busy small town	SW
business friendly community and a good place to raise a family	SW
safe, accessible, beautiful, friendly, progressive, family oriented	SW
a good place to live	SW
safe, fun place with family activities available good shopping + eateries accessible hike + bike trails and parks	SW
Round Rock is ok. Not overly crowded now with bars. Not overrun w/toll roads but w/waterpark. Etc	SW
Today Round Rock is a family oriented place with a low crime rate, a sense of community, good schools, and potential for growth in diversity and culture	SW
RR is... ethnically diverse, growing by leaps + bounds, "franchise city", growing its arts community	SW
Crowing city with great potential	SW
a suburb of austin over-run with apartments	NE
nice place to live	NE
nice city with issues with transportaion along its major arteries	NE
a great place for families to live in	NE
growing	NE
a small friendly inviting town w/a stable + sensible infrastructure	NE
a vibrant family-oriented city that is struggling to deal w/ population explosion & related traffic issues	NE
home/safe community	NE
congested	NE
a suburb of austin	NE
growing very quickly still small town feeling friendly supportive of new families & businesses	NE
a great place to live and work!	NE
a community obsessed with sports	NE
an ideal city to raise a family	NE
rapidly growing and generally a positive place with some open areas	NE
growing	NE
a traffic problem	NE
the place to raise a family with some of the best public schools	NE

TODAY, ROUND ROCK IS...

RESPONSE

QUADRANT

an energetic, fun, small town with great people	NE
a bedroom community of austin	NE
a great place to live- small town feel	NE
growing too fast/out growing resources (water)	NE
relaxed, family friendly commuter community	NE
is increasingly congsted	NE
growing, self contained, friendly, family friendly, small town feel	NE
a great place to live with a lot of growth potential still to come. Wonderful for families	NE
a fast growing city expereincing growing pains but working to learn and improve to prepare for the future	NE
a great place to live and work	NE
thriving	NE
in danger of losing its character and charm	NE
a pretty new city with some great communities	NE
the home of youth sports, great schools, kona! Great parks, RR express, great ppl	NE
small town growing fast. Thinking to be progressive + forward thinking	NE
a warm, welcoming city w/o the traffic issues of austin	NE
over populated destination (shopping+ sports)	NE
a diverse rapidly growing population. Plagued by increasing traffic congestion RR is	NE
growing too fast/out growing resources (water)	NE
trying to be more than just a bedroom community	NE
big, growing fast, busy, exciting, quality place to live	NE
a great place to raise a family	NE
the sports capital	NE
suburban residential	NE
booming	NE
a great place to live and growing	NE
w/o a culver's	NE
a fast growing city, a great place to live, a safe place to live	NE
a small quiet and safe town	NE
a very large suburb of Austin growing & changing quicker than the city can keep up	NE
friendly but sometimes disjointed at times	NE
not too big, not too small	NE
burdened with to much traffic and people	NE
growing nice place	NE
great place to live a great place to raise kids a great place to work	NE
rapidly growing w/traffic issues w/city council pushing for more bars downtown	NE
a safe (lower crime) neighbor friendly semi-affordable	NE
a great place for family	NE
safe, kid friendly, congestion, overloaded w/chain retail	NE
city/suburb	NE

TODAY, ROUND ROCK IS...

RESPONSE

QUADRANT

small town	NE
growing suburb	NE
A friendly place to raise a family	NW
a city that is quickly becoming unaffordable for many families	NW
a great place for my family with the best schools/police/fire/library	NW
Today Round Rock is home, school, community, convenience, everything my family needs	NW
A safe, comfortable, convenient place to live, but lacking cultural presence	NW
safe	NW
a good place to raise a family	NW
home	NW
today RR is a place with a "local feel" and with sophisticated assets such as Dell, BS&W, attractive to education	NW
today Round Rock is: safe, affordable, congested(traffic)	NW
a good place to live, with good schools, concerned citizens	NW
Today RR is a growing city striving to keep up with a sharp increase in population, needs for services va hometown atmosphere	NW
vibrant growing honors nature, historic, safe creative great quality of beautiful life	NW
growing exponentially especially to the west in need of comprehensive public transit	NW
A growing community	NW
crowded	NW
community for everyone whether sports or arts	NW
suburban where most people work in Austin	NW
a great place for family	NW
ok 4 now	NW
a growing community that is planning for future growth now	NW
quaint & family-friendly	NW
a nice city to live but getting busy especially traffic	NW
a great place to raise a family	NW
taxing out families	NW
a small town that's fast becoming a big town	NW
cozy and still has the small town feel	NW
struggling with its cultural identity. On foot in "sam bass days" one foot in high tech/manufacturing	NW
Today Round Rock is getting too crowded and busy city not the town it used to be	NW
disorganized	NW
well kept secret!	NW
exploding	NW
today Rrock is to busy unfriendly	NW
a growing austin suburb "home"	NW
small town, home	NW
escape to call home away from Austin	NW
awesome	NW

TOMORROW, ROUND ROCK WILL BE...

RESPONSE

QUADRANT

larger busier, higher traffic	SE
a leader in protecting our environment	SE
progressive (:	SE
In 2030, RR will have more people, more traffic "maybe a water problem"	SE
having height limits on buildings, limited density so there is no over building by overzelous developers, planned open places (green belts) for people to encourage the family feel of our community	SE
a thriving, organized small city	SE
less dependent on influences from external forces, such as Austin + experiencing sustained, self directed, + satisfying growth	SE
Retirement magnet for seniors	SE
The best suburb in the Austin Metroplex with its own identity and a social & entertainment destination	SE
No afforable housing plans	SE
Tomorrow, Round Rock will be hopefully still safe. Hopefully not too much traffic.	SE
Over crowded it's a mini Austin	SE
great example!	SE
Tomorrow Round Rock will be a community with a high quality of life, affordable, leveraging tehcnology for its citizens	SE
Tomorrow- will have more roads and will have more entertainment options.	SE
A suburban family oriented community	SE
In 2030, RR will be larger, will offer community activities to meet the interests of our citizens. Old Town will be revitalized.	SE
A major tech hub as influencial as Austin, safe, w/great infrastructure	SE
More recreational centers for kids in downtown Round Rock	SE
Tomorrow, RR will be home to a variety of people with many varying strengths, interests, and needs	SE
Either overcrowded or properly planned for growth	SE
Round Rock should find a way to lower taxes, provide for educational pluralism, and keep our laws simple.	SE
Balanced mix of residential, commercial, restail & industrial- more mixed-use "domain-like"	SE
A vibrant city with a small town feel	SE
Tomorrow Round Rock will be a vibrant technology hub in central Texas	SE
The line bw RR and Austin will be gone. Lots of traffic. Good place to live.	SE
A transportation model for Texas cities	SE
a fantastic place to raise a family and live, eat, play + shop. Be a destination for visitors- pro sport team?	SE
a city with a clear identity	SE
bigger and more diverse, and more environmentally concious	SE
moer than an austin suburb	SE
the best place for business and to raise a family	SE
recaptures + retains small town feel	SE
hopefully better planned for beauty, flow, greenery, nice neighborhoods, more efficient with use of water electric and other utilities	SE
continuously adapting to accomdate growth	SE

TOMORROW, ROUND ROCK WILL BE...

RESPONSE

QUADRANT

a leader in providing a mix of good restaurants, shopping and arts & entertainment	SE
Tomorrow RR will be as congested as Austin	SE
Tomorrow Round Rock will be a community that supports health and well-being	SE
Diverse in housing affordable to very big & expensive	SE
2030...interconnected, removes traffic	SE
very desireable	SE
A developer-driven cluster of sprawl and confusing bottlenecks	SE
losing its historical intimacy	SE
Vision: more densly populated and transportaion & education challenges	SE
Tomorrow Round Rock will hopefully be not over crowded	SE
In 2030 RR will be a large sprawling area with plenty of business/commercial traffic	SE
nothing but strip malls if we aren't careful	SE
still not austin	SE
even better than before	SE
crowded	SE
busy	SE
significantly larger with kalahari and new mixed use development	SE
rock will be a place of growth and education	SE
will be too regulated and not what citizens need!	SE
bigger, busier, but hopefully still a great place to live	SE
a city with mix of housing throughout the city	SE
a great city to live in	SE
a place where a community can come together & learn from one another	SE
alas, it will be even more overcrowded as planners, politicians + developers strive for growth without considering the costs	SE
the result of good planning, good neighbors, good business partners	SE
family oriented, kid friendly, affordable + quality	SE
even better I am sure	SE
a higher density mix use economical diverse city	SE
best place to live in central tx	SE
crowded	SE
more cohesive	SE
over crowded	SE
bigger with a small town feel. Keep the charm!	SE
the great place its always been	SE
overpopulated traffic gridlocked	SE
a larger suburb	SE
a properly planned city allowing our residents to enjoy a diverse community	SE
worse traffic	SE
overcrowded	SE
a center of central texas area with its own commercial employment, recreational, and artistic areas	SE
booming + thriving	SE

TOMORROW, ROUND ROCK WILL BE...

RESPONSE

QUADRANT

A community that has preserved its character and is distinct from Austin and still offers opp to work + play in RR	SW
a vibrant city that recognizes its historic past and build so its leader-ship, past and present	SW
a city with much higher crime	SW
a hip, exciting culturally diverse community still oriented to family	SW
Well-rounded family city!	SW
tomorrow RR will be no longer a small town; hopefully still conservative, not Austin	SW
tomorrow RR will be a place where history is being made + where past history is preserved + protected	SW
A visionary eader community	SW
crowded, urban, noisy	SW
Green!	SW
pedestrian friendly	SW
a cultural hub for the surrounding metro areas	SW
open & green without traffic congestion or pollution	SW
congested, overpopulated cramped, expensive (property)	SW
Like all other fast growth cities by hopefully one that keep some of it's identity. Family + community	SW
very crowded	SW
Interesting and fun place to live with a thriving art scene	SW
Tomorrow become its own identity leader in central texas, affordable	SW
Tomorrow Round Rock will be all things from yesterday but bigger with better transportation	SW
a cultural mecca with really nice people and an easier pace	SW
a leader in using green energy and in energy efficiency in city owned buildings \$ incentives for private property owners	SW
tomorrow RR will be the example of visionary thinking, a community unified by purpose	SW
growing a lot	SW
increasing senior services ie transportation	SW
rr will be hopefully keeping these same qualities!	SW
Tomorrow RR will be: crowded, busy, big	SW
A thriving city	SW
transit-friendly & high quality trails	SW
RR will be a safe clean well maintained town	SW
connected	SW
big city trying to attract the younger population with entertainment + night life	SW
as dense as Austin	SW
tomorrow Round Rock will be too crowded with a lot of automobile traffic	SW
extremely good at targeting incentives in attracting businesses very good at creating parks & hiking trails	SW

TOMORROW, ROUND ROCK WILL BE...

RESPONSE

QUADRANT

needs more complement to sports, arts, economic environment, history, education, senior	SW
transportation friendly, good roads, a city that provides a variety of employment opportunities ie skilled trade	SW
a more wholely integrated live/work/play community	SW
still home! Unique in having been planned as early as 1975	SW
Tomorrow Round Rock will be advanced in mobility...train to Austin other than Downtown Austin and available on weekends	SW
It will be a great city if the roads are adequate	SW
much larger but still my home	SW
over crowded without good sound planning	SW
Tomorrow Round Rock will be: my home with better traffic	SW
too crowded w/high traffic	SW
will be...a mature city with not enough public resources	SW
A great place to live, work, play, and a place with a vision of helping the planet, the country & and the state become more welcoming	SW
an independent city for both younger and older residents looking to escape austin issues	SW
Will be a city with a great plan to move forward	SW
160k+ residents, challenged by technology changes, housing changes, transportation challenges, more need for social services, mental health, housing needs	SW
tomorrow, vibrant, inclusive, safe, offering variety of housing, protecting and maintenance historic structures	SW
My vision hopes that tomorrow roud rock will be a multi-cultural mecca for central texas- maintaining friendly, small town attitude with performing and visual arts facilities, w/easy pedestrian and cycle paths	SW
RR will be...still here. More invested in the arts, green concious and reduce its ecological footprint	SW
a leader in thoughtful sustainable planning and development	SW
a well planned , balanced community that will accommodate future growth	SW
a place where many people from all kinds of backgrounds will call home. A place that celebrates culture and promotes diversity and progress	SW
keep downtown friendly, pedestrian safe + involved w/events including parades	NE
a shining example of what happens when a small town thoughtfully grows	NE
a busy community, with busy roads and neighborhoods in need of maintenance	NE
more crowded & congested	NE
another large city with too much traffic	NE
a tourist destination, a safe healthy, diverse, inclusive, well rounded place to live	NE
pedestrian friendly, well lit, has better schools	NE
a well rounded community where you really can live, work, & play in one place	NE

TOMORROW, ROUND ROCK WILL BE...

RESPONSE

QUADRANT

suburban interconnected with wild spaces friendly to nesting + migratory birds	NE
a fun place to live with parks + a theatre	NE
a fast growing city, a desirable and affordable place to live with good transportation infrastructure	NE
it's own main destination city	NE
overpopulated if our transportation needs aren't met	NE
more cohesive	NE
Tomorrow (may) w/a culvers ;)	NE
home to a very large diverse population with opportunity innovation	NE
a large diverse city w. an exploding population & still struggling w. traffic issues	NE
less congested because of road expansions and upgrades	NE
a growing and supportive community with strong history	NE
a mature city with less open space, lower growth, and issues with water + trans	NE
affordable, designed + planned well for everyone	NE
an example of how fast-growing city can retain its character + high quality of life I hope	NE
still a family friendly, safe, affordable (housing) community for students thru retirement years	NE
town that sets trends _ is ready for the future	NE
the restaurant capital	NE
more crowded with lots of traffic but still a great place to live	NE
more crowded and congested	NE
one of several similar, dense, inter-connected communities	NE
more congested	NE
more congested have high-raises (hope)	NE
even more burdened with traffic and people	NE
smoothly flowing transportation with few choke points	NE
too crowded too high priced-housing too many people original residents moving out	NE
congested over grown	NE
sustainable? More growth, more busy, quality??	NE
a desirable place to live. More and more isolated from austin because of traffic	NE
middle suburbia looking to increase density by growing up not out. Planning for growth with more public transportation ways to connect as a community	NE
a community inclusive of the arts and a city concerned about all citizens including the poor	NE
overcrowded due to new residents	NE
too big to enjoy all the nice things available now	NE
a great place to live & work	NE
a major city center	NE
very crowded	NE
booming	NE

TOMORROW, ROUND ROCK WILL BE...

RESPONSE

QUADRANT

more like another big city that has lost its personality	NE
continuing to grow crowded traffic	NE
a very popular suburb/subcity of Austin. Still growing: still great for families	NE
larger, home to largest water park and better	NE
bigger and have more choices of things to do places to see	NE
congested	NE
home to more upscale venues, more upscale dining options, focus on high quality of life	NE
a nice place with more cultural events and maintain the small town feeling	NE
going to be overpopulated and will have more traffic jams	NE
established diverse thriving city	NE
struggling to keep up w/ahead of growth + staying fresh	NE
all of the above + more shopping, dining & housing options (still w/out traffic hassel)	NE
a bedroom community with neighborhood hopefully there will be something to bring groups together	NE
a great place to live, work, and play for all ages supporting all socioeconomic classes	NE
too big to enjoy all the nice things available now	NE
a more vibrant, diverse set of people with more opportunity to engage with the arts	NW
Tomorrow- RR will continue to expand, struggle with traffic but maintain a hometown atmosphere in a large city	NW
Too expensive for the average family	NW
A thriving small-medium sized city	NW
hopefully NOT overdeveloped	NW
Tomorrow Round Rock will be: more green-recreational parks, better roadways	NW
1) have its own cultural identity 2) have a very strong voice in the creative community 3) have a dedicated art gallery/center	NW
A better place to connect with nature	NW
A diverse community with an arts presence and a convenient safe place to live	NW
Possible over crowded A vibrant city with forward looking leaders	NW
Too congested with too many people & not enough water	NW
Tomorrow RR will be a place with well-coordinated road infrastructure, continuing to have good city government initiative for community commincate	NW
Tomorrow family friendly things to do for all ages!!	NW
a large community	NW
more crowded	NW
crowded	NW
a city where families of all shapes and sizes can live in an affordable home	NW
tomorrow Round Rock will be over crowded expensive to live	NW

TOMORROW, ROUND ROCK WILL BE...

RESPONSE

QUADRANT

Tomorrow Round Rock will be high taxes, more traffic, merge with Austin and Georgetown	NW
Bigger + organized "controlled/organized chaos"	NW
a mid-sized, safe destination city "home"	NW
Vibrant honors nature historic-beautiful safe-create great quality of life	NW
(even more) well rounded	NW
Tomorrow Round Rock will be fun...fun, destination for family vacation	NW
A tony exurb that attracts cool Austinites that are priced out of the city	NW
More congested, less like a small town. Too big.	NW
more crowded, but with good planning still a great family city.	NW
tomorrow RR will be a large city comparable to Austin	NW
congested with roadway traffic	NW
congested corridors between G'town + Austin on I-35	NW
urban where many work in Round Rock. Higher diversity housing	NW
a very busy city with a big traffic problem!	NW
A destination for out of town visitors (Kalahari)	NW
a city struggling to maintain a separate identity from Austin	NW
A new destination for entertainment away from Austin	NW
Huge; needing/having decentralized service more diverse, having more seniors without farms a limited "empty" land	NW
Will be-diverse populus & good mix of family friendly, pro-business & variety of activities to stay, play & thrive!	NW
have a theme park	NW
have 620 sorted out	NW
have more life	NW

WHAT DO YOU LIKE ABOUT YOUR QUADRANT ?

RESPONSE

QUADRANT

downtown, mays-easy NS thoroughfare	SE
road access to anywhere in TX easily (when it's not rush hour)	SE
historic main street! Play for all abilities! Historic architecture + homes. Music on the main.RR library	SE
I like open, green spaces with not much traffic & small town feel	SE
it safe and has good residents who care about the community and the people, it has good schools	SE
downtown RR, play for all abilities + trail system	SE
still feels a bit rural, homes/trees/families/large lots	SE
nature trails historic quaint supporting artists celebrates cultures	SE
quiet neighborhood with open space close to shopping and highway success most homeowners are long time residents	SE
walking trails convenient to shopping, restaurants, major highways	SE
can walk to downtown for library and dining	SE
nearness to library, senior ctr, city hall downtown restaurants _ entertainment	SE
it's a great neighborhood environment like being able to walk & bike to move around lots of time to see neighbors	SE
nice downtown- walkable w/restaurants + bars	SE
lower density housing with common areas, parks & golf courses	SE
historic roots old neighborhoods brushy creek	SE
parks, tree-lined streets, convenient to live near many amenities	SE
close to major transportation routes like 130 + 45	SE
quiet, lot of trees, safe area-well patrolled	SE
my quadrant is established quiet, conveniently located, good neighbors, easily accessible, able to walk/bike ride to many businesses well maintained by city	SE
easy access to 34, 130 + 79	SE
close to major roads + shopping	SE
well kept, well planned (except traffic)	SE
easy access to work & home via toll road	SE
we have it all..parks, schools, shopping	SE
convenient to major roads. Close to HEB + walmart. Nice neighborhoods + schools	SE
safe, walkable, green spaces (at least for now)	SE
single family neighborhoods next to dell. Close to HEB &shopping	SE
everything I need is 5-10 min or less away (:	SE
downtown, hike & bike trail	SE
old settler's park, all ability park, dell diamond, trails, access to highways	SE
close to downtown, small town feel	SE
downtown is funky	SE
convenient to everything most developed	SE
location of city hall, chamber of commerce and the roundabout	SE
grocery, rec center, trail, neighborhood, great location	SE
housing density good access to freeway good	SE
friendly neighbors, great neighborhoods, good schools	SE
easy access to mopac + la frontera	SE

WHAT DO YOU LIKE ABOUT YOUR QUADRANT ?

RESPONSE

QUADRANT

a lot of places for children to play plenty of businesses parks, trails cultural diversity	SE
good city services strong HOA wonderful trail to walk easy to drive in	SE
easy access to toll roads play for all abilities park	SE
quiet, lots of trees, nearby grocery stores, proximity to hiking trail & old settlers park/dell diamond	SE
safe, family friendly	SE
walkable downtown	SE
everything I need is here	SE
downtown area	SE
proximity to downtown RR access to hwys & shopping	SE
old settler's park & kalahari coming	SE
mostly already developed so not too many new surprises moving forward	SE
our neighborhood is safe 1/2 acre lots w/many trees (that we planted)	SE
glad they are getting ready to construct 45 road past pflugerville _ not force traffic thru donnell	SE
would like less traffic on my street, like it the way it is	SE
the downtown is very nice great restaurants and entertainment available. Really great community feel. Very friendly	SE
SE quadrant has less traffic than the others (for now)	SE
nice neighborhoods	SE
downtown is great when music is not too loud	SE
downtown walkability	SE
easy access to shopping, austin + toll roads, no HOA	SE
brushy creek trail parks, proximity to eating & shopping	SE
enjoy the safe work environment downtown	SE
nice housing areas, suburban feel, excited about Kalahari!	SE
quiet, safe with good schools + parks	SE
I like living so close to the downtown area	SE
convenient access to rec center, shopping centers, food restaurants etc.	SE
residential, plenty of grocery stores, larger roads not many big box stores	SE
relatively safe property taxes concerned about Kalahari and its affect	SE
well planned neighborhoods unique and yet they work well together	SE
quick access to grandkids in Austin, reasonable balance of retail + commercial	SE
less density at far east, proximity to the toll roads, trees, beautiful neighborhoods, dell diamond	SE
good transportation good shopping + restaurants	SE
small town feel in DT area	SE
easy access (location) to a good mixture of destinations...shopping, restaurants, entertainment	SE
historic old town area w/museum, etc.	SW
historic old town recognition, trails, parks etc.	SW
schools, NO HOA + pride in neighborhood friendliness	SW
trees!	SW
like proximity to major traffic plans in-to Austin	SW

WHAT DO YOU LIKE ABOUT YOUR QUADRANT ?

RESPONSE

QUADRANT

the round rock, old town, stagecoach inn and places for the heritage trail west + bathing beach park	SW
Love seeing the open ranch lands that are still being worked	SW
not overbuilt, still has lots of trees, nice housing, not many apartments, we're getting a chic fil a	SW
The historic character and its preservation	SW
close to many destinations but dominated by larger arterials	SW
proximity to the city core & nearby schools that are great	SW
big trees. Quiet. Safe. Easy access to downtown + major roads	SW
historic od town parks + trails along brushy creek	SW
lots of great nature spaces. Trails & Parks	SW
elementary, middle, and high schools all nearby. Fairly quiet & laid back to live there	SW
neighborhood feel	SW
relatively quiet but still nice amenities; safe neighborhoods	SW
neighborhood & neighbors/mature trees & landscaping/ethnic & age diversity in community/historic areas/green space	SW
church, hospitals, doctors, shopping nearby	SW
great road success, nice series of neighborhoods, lots of small, locally owned restaurants	SW
convenience and locality	SW
close to shopping, hospitals, doctors, higher ed	SW
schools, neighborhoods, pars, hike & bike trail, hospital, widened 620, not overdeveloped	SW
trees, schools, safe neighborhoods, city services, police department	SW
great lot size + proximity to IH35	SW
love the location and easy access to everything else	SW
flixbrewhouse and other places within walking distance	SW
has small town feel, while still being well connected	SW
maturity of neighborhoods. Central location & access to other areas	SW
the robinson ranch	SW
like that there is: hospital, medical offices, HEB, walgreens, rehab, fast food coming real soon	SW
safety, access to I35, big yards, all three levels of schools near my home, shopping and drs and hospital near, no loud bars nearby	SW
being surrounded by the Robinson family's land	SW
1) quiet, safe for family 2) clean w/increasing property value	SW
low tax rate, interesting architecture in older homes, brushy creek trail + parks/green space/trees and medical options	SW
good design for neighborhood + location to 45,35,620+ domain but there's a traffic problem	SW
lots of residential homes families, local schools, walk safely @ night, safe, not too crowded, easy access to all services	SW
it has easy access to everything in the area	SW

WHAT DO YOU LIKE ABOUT YOUR QUADRANT ?

RESPONSE

QUADRANT

Round Rock west has a great community/neighborly feel, access to Austin & Cedar park	SW
like schools (3) make family quality of life sustainable and promotes stability shopping, church, medical, and schools	SW
food, shopping + traffic improvements	SW
quiet, lots of open land, changing	SW
a good quality of life generating jobs so citizens can work where they live. Good schools that make it attractive	SW
proximity to shopping, services, schools, yet, quiet in evening	SW
quiet. Safe	SW
lots of backroads, shortcuts to beat traffic	SW
single family homes, open spaces, wild life	SW
Old Settlers Park	NE
it still has the feel of a small town with some undeveloped space	NE
children at heart ministries, texas baptist children's home, starry	NE
excellent location-close to everything in RR- shopping, entertainment, medical, etc. Friendly, integrated, older neighborhoods	NE
variety of restaurants + businesses close by	NE
good mix of housing & businesses. Health care	NE
old settlers park & trails	NE
old settlers park open spaces neighborhood parks close to stores + restaurants	NE
dell diamond, still growing, old settlers	NE
busy but relatively quiet/peaceful	NE
close to hospitals, outlet mall, eateries and located where I have a few ways to get out of Round Rock to go to job in Austin	NE
lots of open land to develop what we want + need on	NE
new growth, areas for new infrastructure	NE
what I like is access to stores, restaurants, gyms, etc.	NE
very open to new possibilities	NE
I like my 5 acres!	NE
close to alternative routes to get around town	NE
open spaces, not too congested, feels "remote" but everything is close	NE
I like the open spaces and being able to enjoy the beautiful sunsets and walk the green areas and parks safely	NE
proximity to downtown RR while still having open spaces	NE
lots of open spaces, close to most things, decent traffic outside of peak times	NE
the surrounding acreage with trees + pond. The field of bluebonnets when in season. Accessibility to Austin. Seton williamson, expanding healthcare education	NE
can live + play + shop without going too far	NE
close to everything downtown, shops, stores	NE
friendly neighborhoods	NE

WHAT DO YOU LIKE ABOUT YOUR QUADRANT ?

RESPONSE

QUADRANT

many homes/neighborhoods in my quadrant look in need of maintenance cleaning. Focusing on cleaning/maintain my quadrant will be great	NE
convenient to Austin, parks, major roadways, arts, theatre	NE
lots of food options HEB+	NE
quality of life: easy access to everything I need. Great communities.	NE
the Dell Diamond and ballparks with lots of open green spaces	NE
we like our 4 1/2 acres but now we are totally surrounded by housing additions	NE
parkland, medical center, forward looking	NE
parks, open areas, safe, shopping by 35 outlet mall, ikea	NE
close enough to everything you need yet far enough away to not be stuck in it	NE
mesa park/egger acres is well planned. We are close to everything we need (retail, parks, food, entertainment, etc)	NE
HEB on university, old settlers park, older neighborhoods (not right on top of each other!) w/parks	NE
easy access to the y, grocery stores, restaurants, roads and parks. Established neighborhoods and neighbors.	NE
good mix of parks, grocery stores, restaurants & entertainment; the only quadrant with wide open spaces	NE
close to awesome HEB and outlets. Shopping, restaurants, etc	NE
close to library and close to park	NE
close to shopping convenient to major traffic arteries	NE
my neighborhood lovely houses and parks off gattis/red bud	NE
location very close to I-35, 79, HEB and close to downtown	NE
neighborhoods, shopping, "new car" smell	NE
I like the road system planned 4 proper growth	NE
for the most-part grid street network with broad amenities within walking, biking, & car range	NE
mostly residential + quiet	NW
it's convenient to go anywhere	NW
family oriented/good schools	NW
great neighbors	NW
proximity to williamson county park. Easy to get to I35	NW
It's rural, secluded, and offers a sense of space. Love our neighborhood/community	NW
great shopping and great restaurants nearby, good roads/traffic	NW
the rural "old" feeling of the neighborhoods. Established	NW
is great place to raise a family & run a business	NW
great mf. neighborhoods & new infrastructure w/access to amenities parks & trails	NW
easy access to RR hospital/medical & I-35. Has a rural feel	NW

WHAT DO YOU LIKE ABOUT YOUR QUADRANT ?

RESPONSE

QUADRANT

what do you like... private, secluded but still have access to medical, schools, etc. Natural	NW
roads have kept up with growth. Great restaurants!	NW
number of parks	NW
clean air, proximity to nature, safe	NW
easy access to 1) IH-35 2)quality restaurants 3)greenery (lots of trees)	NW
neighbors	NW
great neighborhoods good roads new fire station	NW
good communities, quick access to RR + Cedar Park, negative is have to drive everywhere	NW
easy access to restaurants	NW
nice homes, green spaces, good access to I-35, and great restaurants	NW
mostly single family homes few businesses traffic congestion along IH-35 south	NW
has been easily accessible with access to parks	NW
number of fish	NW
not yet overly congested close to park, baseball, sports complex	NW
built out between sam bass & 620. New creek bridge at creek bend is wonderful	NW
family friendly	NW
my neighbors watch out for each other regarding safety	NW
eating places, easy access to hwy no subdivisions	NW
access to main roads + businesses	NW
easy living nice pace, people	NW
need more bike lanes/shoulders on hairyman, brush creek, sam bass, 1431	NW
not so busy, easy access from toll road, safe	NW
fairly quiet well maintained low crime, good schools	NW
access to trail systems almost connected, green spaces, housing developments	NW

WHAT COULD IMPROVE YOUR QUADRANT? DESCRIBE YOUR IDEA AND ITS BENEFITS.

RESPONSE

QUADRANT

widen red bud lane by HEB	SE
more affordable housing close to public transportation, more bus stops, bus stops that directly connect to Austin stops	SE
mixed use development	SE
beautification of public areas. Addressing of traffic problems	SE
a more BALANCED downtown that is more family friendly	SE
public transportation pedestrian + bicycle access more public parks	SE
cheap, accessible public transportation that goes to medical facilities, groceries, parks, cultural events	SE
wider roads and access to the toll road to help with traffic, more eating and dining and entertainment options (no chains)	SE
keep traffic from going into neighborhoods to avoid congested roads	SE
complete brushy creek trail (:	SE
a little less conversion of homes to commercial businesses. It doesn't benefit downtown	SE
less traffic noise behind my house, more bus routes, trader joe's (:	SE
more sidewalks + lighting	SE
enlarge red bud from gattis to 45!!!	SE
more green space	SE
better traffic flow, connect trail to far side of redbud, expand clay madsen	SE
bike lanes, logan ave connection, more ways to get to main street re: lake creek + train tracks	SE
widening red bud to handle increased traffic Rh turn lane from n-bound red bud onto e-bound gattis school	SE
fix red bud lane intersection with gattis school road	SE
increasing walkability my family relies heavily on walking + biking for transportation and there are many problem areas	SE
more mixed use development	SE
gattis school rd traffic congestion improvement	SE
don't overcrowd neighborhoods w/commerical properties	SE
commute traffic bus or rail	SE
need better traffic light timing- takes too long just to get to I35	SE
continued nature trails + well kept historic fun places to eat/play + safety continues celebrate arts + culture more	SE
better cell phone reception, less traffic congestion, high speed internet options, more local businesses/restaurants	SE
multi-use development that is affordable but keeps shitheads out	SE
no more storage facilities!!! A large community garden would benefit adults and children alike	SE
ease of congestion on Sam Bass Road and 620 recreation center	SE
fewer apartment buildings more green space	SE
lower taxes	SE
the friendly people and appearance	SE
easy access to 45, 130 & 79	SE
less master plan community traffic signals need longer run times to the hwy	SE
more restaurants, more mass transit	SE
better roads, better schools	SE

WHAT COULD IMPROVE YOUR QUADRANT? DESCRIBE YOUR IDEA AND ITS BENEFITS.

RESPONSE

QUADRANT

improve transportation it's easier for me to go to hutto + pflugerville construction noise is a problem	SE
reduce the noise from bars + music venues restrict the amount of bars	SE
city sponsored theatre attracting diverse acts to downtown RR	SE
improved flow on 79 & see more sports related venues-restaurants- hotels	SE
lower property taxes. Less upward facing lights at night (so we could see the stars again) limit growth!!	SE
wider road between 45 and gattis school road down red bud lane to 79- a must! Honor existing areas and not add smaller lots (higher density) flow thru existing communities	SE
more healthy food options and less fast food. More parks and green space	SE
reduce traffic flow through neighborhoods	SE
we need to divert through-traffic around, from through neighborhoods to other streets	SE
affordable to own condominiums w/mixed use development	SE
improve roads + intersections: red bud + gattis school rd, red bud + 79	SE
1) better transportation connection eastward from downtown 2) commuter bike lanes-more complete	SE
improvements in older neighborhoods, traffic solutions	SE
improve drainage	SE
more parking in downtown	SE
better traffic mgt, controlled zoning between residential/comm. Dev	SE
more parks and trails along with water features	SE
another fire dept, more bike & hike trails, speeding enforcement	SE
welcome tiny homes for downtown round rock, no HOA's in DT (I love it), fencing restrictions are unreasonable for DT citizens	SE
lake in place of the quarries	SE
my location has quick access to everywhere I go	SE
speeding on AW grimes between 79 & gattis school road is horrible. More police presence is needed	SE
homes that aren't taken care of, lack of small, local businesses	SE
more police patrol in southcreek area rarely visible	SE
more well rounded shopping roads need to be expanded red bud-gattis school	SE
more traffic lanes	SE
red bud widened more right + left turn lanes	SE
more density with mix use options and better walking/biking lanes (downtown)	SE
forrest creek area needs more restaurants & retail	SE
multiple families living in one house...big problem! Do not want a highway going south for wider road	SE
increase multi-modal transportation: trails, wider sidewalks, more lanes on streets	SE
traffic lights at mcneil and cty rd 172 need to redone to improve traffic flow	SE
too much growth + empty buildings downtown not enough sidewalks	SE
mixed use w/night life!	SE
assist homeowners with renovation of older homes	SE

WHAT COULD IMPROVE YOUR QUADRANT? DESCRIBE YOUR IDEA AND ITS BENEFITS.

RESPONSE

QUADRANT

sound reduction needed/decrease noise traffic level w/gattis school rd	SE
needs more parks needs flood control to reduce runoff	SE
more small parks + connector trails traffic + road improvements	SE
more interaction between neighborhoods, ixers, interest groups (moms, singles)	SE
more to downtown than bars + restaurants	SE
with more high-density growth ahead, perhaps connection to Austin light rail- with obvious benefits	SE
mixed use + retail/dining/etx within 2 miles decreased traffic	SE
a larger community center- baca!	SE
more shops in DT district	SE
more family (mostly non-chain) restaurants, wider roads, blinking yellow turns set before straights, heatherwald to louis henna access road completed	SE
not over crowded	SE
more lighting and crosswalks	SW
protection of old town area	SW
connect it w/the larger RR Trail system	SW
expand history, art and culture attractions in historic old town area	SW
bigger HEB, walks, trails, more parks	SW
more restaurants	SW
bike/pedestrian trails and connectivity to downtown "silent" train crossings	SW
Trails! More access to swimming, grocery stores in the quadrant instead of at edges	SW
improve 620 and more education options	SW
revitalization of old town. Connecting sports center, chisholm trl road, old town, and downtown as tourist corridor + early history site. Add a new building- a history center to collect, display and maintain RR history (this is lacking in RR)	SW
trail connections to brush creek trail + downtown rr	SW
less traffic on major roads, better flood control	SW
neighborhood connectivity, sidewalks on every street for walking kids and adults, sidewalk to and from the high school. 620-I35-McNeil-I35 CR172 need sidewalks. RRHS needs sidewalks!	SW
better code enforcement and sustainable roads	SW
fewer all-way stop signs	SW
better sidewalks for foot traffic on 620- we need a safe way to walk downtown	SW
traffic control, road improvement	SW
1)outdoor spaces to play 2)opportunities for cultural exchange	SW
needs good historic subdivision BUT needs better pavement!! Needs more commercial (safer + employment) needs solve flooding!	SW
fewer bars + drinking better noise control better traffic control improved street lighting	SW
public transportation, more bus routes and frequency of service. Every 15 mins would be nice, similar to Austin Routes	SW

WHAT COULD IMPROVE YOUR QUADRANT? DESCRIBE YOUR IDEA AND ITS BENEFITS.

RESPONSE

QUADRANT

more traffic improvements- 620, continued growth while improving infrastructure	SW
connect trail to downtown, finish 620 + bridge over RR tracks, sidewalks along 620, better lights by RRHS	SW
more major roads w/development on s. side of 620	SW
connection to the brushy creek trail system. Protection of old town neighborhoods-not located in a subdivision	SW
better connectivity between neighborhoods	SW
less trash along the roads	SW
traffic improvement @ I-35 and 620 area	SW
better connection to the trail system: family bike ride exploration, more dining options along 620	SW
bike lanes/shoulders on sam bass + hairyman road to get to brushy creek trails	SW
bus service running throughout the neighborhoods. Sidewalks, street lights	SW
walkability for the public. This would make it a more safe place for all to enjoy the history	SW
preserve some of the indigenous green space, limit strip malls with "chain" businesses, manage increasing traffic flow through neighborhoods	SW
code requiring nice, attractive businesses along 620. monument signs, good landscaping, not trashy like some Austin thorough-fares	SW
widen smyers lane, slower speeds IE monitor speeds on wyoming springs @ school peak time	SW
More focused lighting "dark skies" less overnight lights	SW
addressing traffic and transportation needs	SW
better variety in housing mostly all single family homes- need townhomes	SW
wyoming springs extend to 3406 ASAP	SW
people that respect current private property...they enter our yard b/c they see fish in pond, and claim it is their right to do so	SW
must keep it as affordable as possible. Must not add to the cost of housing, such as road impact fees. Maintain quality of public spaces-parks.	SW
expand mcneil rd by putting a turning lane into residential areas	SW
620/I35 interchange improvement	SW
limiting growth along sam bass because it cannot be widened easily	SW
no HOA, but downside, not well kept and not visited by city code enforcement	SW
traffic on 620 is overwhelming during rush hour. Expand 620 + create more arteries N/A. Create alternative transportation options	SW
the u-haul business is gone- no longer on 620. improves the esthetics of 620 as it is an eyesore I-35 needs be widened from 250-256 exits	SW
need more stores like an HEB Plus, restaurants, parks and city amenities. Could use a facility like clay madson	SW
better roads and transportation access and more code enforcement	SW
wyoming springs @ smyers is terrible and getting worse!	SW

WHAT COULD IMPROVE YOUR QUADRANT? DESCRIBE YOUR IDEA AND ITS BENEFITS.

RESPONSE

QUADRANT

less traffic on 79 & AW grimes	NE
better coordination of sidewalks + lights	NE
neighborhood rejuvenation	NE
extend kenny fort extend 3406 east	NE
better roads with access	NE
more parks more high end houses	NE
more restaurants off 79-retail sops more lanes off 79	NE
update to certain housing areas and schools. Better roads and sidewalks	NE
need better restaurants	NE
home & garden upgrades. Beautify the neighborhoods	NE
more mixed use limit big apt complexes	NE
plan & build bike-friendly commuter paths to avoid 35,45,620, etc. Can't get anywhere without getting hit today!	NE
some bigger non medical employers so we can work there too	NE
finish grid network, densify, retard sprawl keep farms (no farms, no food)	NE
fix university east of AW Grimes to Hwy130	NE
the bus line coming closer in to my quadrant or a park and ride to a train or more ways to relieve bottle neck traffic to I35	NE
due to expansion I feel we will need another high school	NE
more transportation options as Kalahari comes online (bus? Train?)	NE
public transportation excluded from access within neighborhoods	NE
develop 79 --> hutto	NE
better public transportation, open spaces	NE
too much east/west traffic between I35 + 130, hard to get in + out of neighbors because of heavy traffic, no more apartments- 4-story huge complexes cause way too much density on streets & schools	NE
controlled growth that matches the growth of the infrastructure	NE
keep the open feel. Family friendly. Senior friendly. Not road construction. Great shopping for all visitors. Attract out of town folks to come visit	NE
better roadways to handle the increase in traffic (university blvd & I35 south specifically)	NE
a dog park- sense of community, trader joe's- a great place to shop, non-chain restaurant, wine bar	NE
if we could sell our property that we have owned since 1980 and get out of the congestion and traffic	NE
quickly becoming "industrialized" + "urban" SLOWER GROWTH	NE
a theater for plays, musicals, concert center for symphony _ other musical performances. These venues lower stress and increase longevity	NE
less noise, less heavy construction traffic on residential streets	NE
enforcement of city code, thoughtfulness of new developments, specifically the access points through existing neighborhoods for safety & traffic issues	NE
more city buses (every 15 min) so shopping w/no car	NE
kalahari? Development along 79	NE
great commercial opportunities more houses than apartments	NE

WHAT COULD IMPROVE YOUR QUADRANT? DESCRIBE YOUR IDEA AND ITS BENEFITS.

RESPONSE

QUADRANT

lack of small tracks for affordable housing	NE
crowding, especially of streets and highways are becoming horrific	NE
more large offices, we have too much retail and housing focus right now	NE
idea: sound/vibration remediation (traffic/train)	NE
preserve open space arts/culture	NE
better use of open spaces. Mowed grass is not the best	NE
all the north/south roads east of 35; mays, sunrise AW Grimes, I30	NE
more business; pharmacy, super markets etc	NE
less bottleneck on 1431/25 pedestrian friendly continued safety	NE
more mixed-use development	NE
better transit options into DT Austin	NE
a better review of FOUNDATION ISSUES with homes in the NE quadrant	NE
support small business growth, not become an austin type nightmare of red tape	NE
newer neighborhoods w/parks	NE
no train horn expansion of 79- better traffic lights that are synced to facilitate traffic	NE
protection of the NE neighborhoods from industrial commercial noise, pollution and traffic negative affects	NE
Cty rd 112 from AW Grimes to Cty rd 110 needs major improvements. Too narrow no shoulder or jagged edges increase traffic. Head on collisions likely	NE
incorporate more land for development, improve traffic/roads	NE
bike trails or trails that will connect the city in its entirety. More mixed use building. This will keep a sense of small town community	NE
more north/south routes preservation of undeveloped land/wide open spaces	NE
convenience to major shopping	NE
extend creek bend north. Build wyoming springs south	NW
bike lanes- 1431 + 3406. Sync lights! Keep green space/trees	NW
more parks & trails. Preserve the wild areas/greenspace.	NW
Please synch traffic lights on old settlers, 1431, sam bass. Create bike lanes 4 above	NW
No trucks (Lg) on creek bend	NW
connecting hike & bike trails	NW
greater connectivity for foot + bike traffic esp getting across I-35	NW
do NOT widen sam bass between FM 3406 + I-35 to 5 or 6 lanes. Keep it "low key" Add left turn bays @ intersections & center reversible land the rest of the way	NW
variety of grocery shopping, more lighting @ intersections (ie 110) parks	NW
the connection of wyoming springs over brushy creek	NW
What would be better...maintain privacy with growth maintain safety with growth	NW
Less apartments- stop crowding/keep schools desirable. Quality of education high. Keep parks	NW
Litter clean-up: keep my neighborhood looking good (:!	NW

WHAT COULD IMPROVE YOUR QUADRANT? DESCRIBE YOUR IDEA AND ITS BENEFITS.

RESPONSE

QUADRANT

will need much better traffic flow provisions when the I-35 outlet mall is expanded and the waterpark (79&SH130) is built	NW
diverse shopping, more northern access	NW
need to control growth, traffic. Make sure roads accommodate any volume increases.	NW
no more new homes! Revitalize shopping plazas along IH-35. More parks!	NW
Expand 1431 & Sam Bass provide public transit: busses + metrorail to Austin need more Youth + senior activities	NW
need competitive grocery store	NW
more affordable housing like apts some more businesses more lanes on IH-35	NW
Additional parks, no large roads or highways, limited building	NW
better traffic solutions- don't build on 2 lane roads- sam bass!	NW
improve 1431-135 to sam bass. Safer w/n/s (more) access routes	NW
more roads, more parks	NW
mixed use some mix of commercial within the housing areas, more green spaces & connect trails east to west north to south	NW
narrow streets + traffic congestion	NW
street consistency (size of structure)	NW
construction of new resident subdivisions at Sauls Ranch will cause a traffic more	NW

QUADRANT MEETING

POLICY DISCUSSION REPORT



DISCLAIMER:

The following document is noninteractive and is only intended for reference purposes. The content of this report provides the activity directions and results from the quadrant meetings. Policies are coded only for organization. Numbers are assigned according to the order of appearance in the policy discussion activity. Policies are not ranked by importance in any way. Policies were recorded verbatim from quadrant meeting materials.

ACTIVITY DIRECTIONS:

Let’s start a discussion! This is a starting point for land use planning policies the City of Round Rock is developing for the comprehensive plan. In the draft policies below, Planning staff has incorporated concepts from the previous comprehensive plan as well as current planning trends.

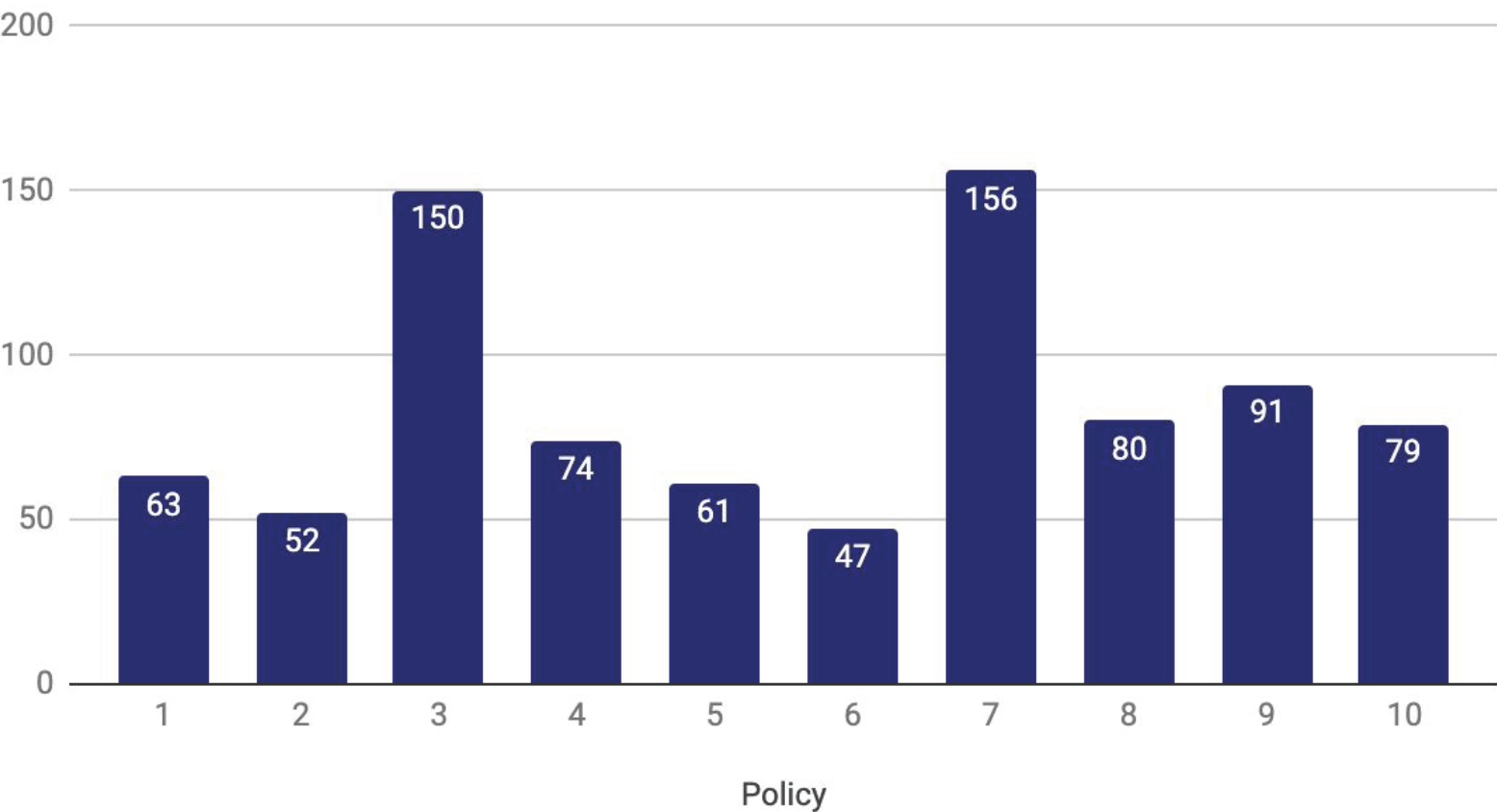
Let us know what you think of the policies by commenting in the blanks provided. Indicate the three policies that are most important to you by placing a checkmark in the boxes located directly to the left of each policy. To add new policies, write them on the back!

POLICY DISCUSSION RESPONSES

GRAPHS:

After the quadrant meetings, the results of the policy discussion were recorded and tallied. In the Total Checks Per Policy graph, the totals indicate the number of times a policy was identified as one of three policies the respondent feels are most important. This does not prioritize any specific policy over another. In the Comments Per Policy graph, the totals indicate the number of comments that were provided under each policy across all public meetings. Just as before, the totals do not prioritize any specific policy over another.

Total Checks Per Policy



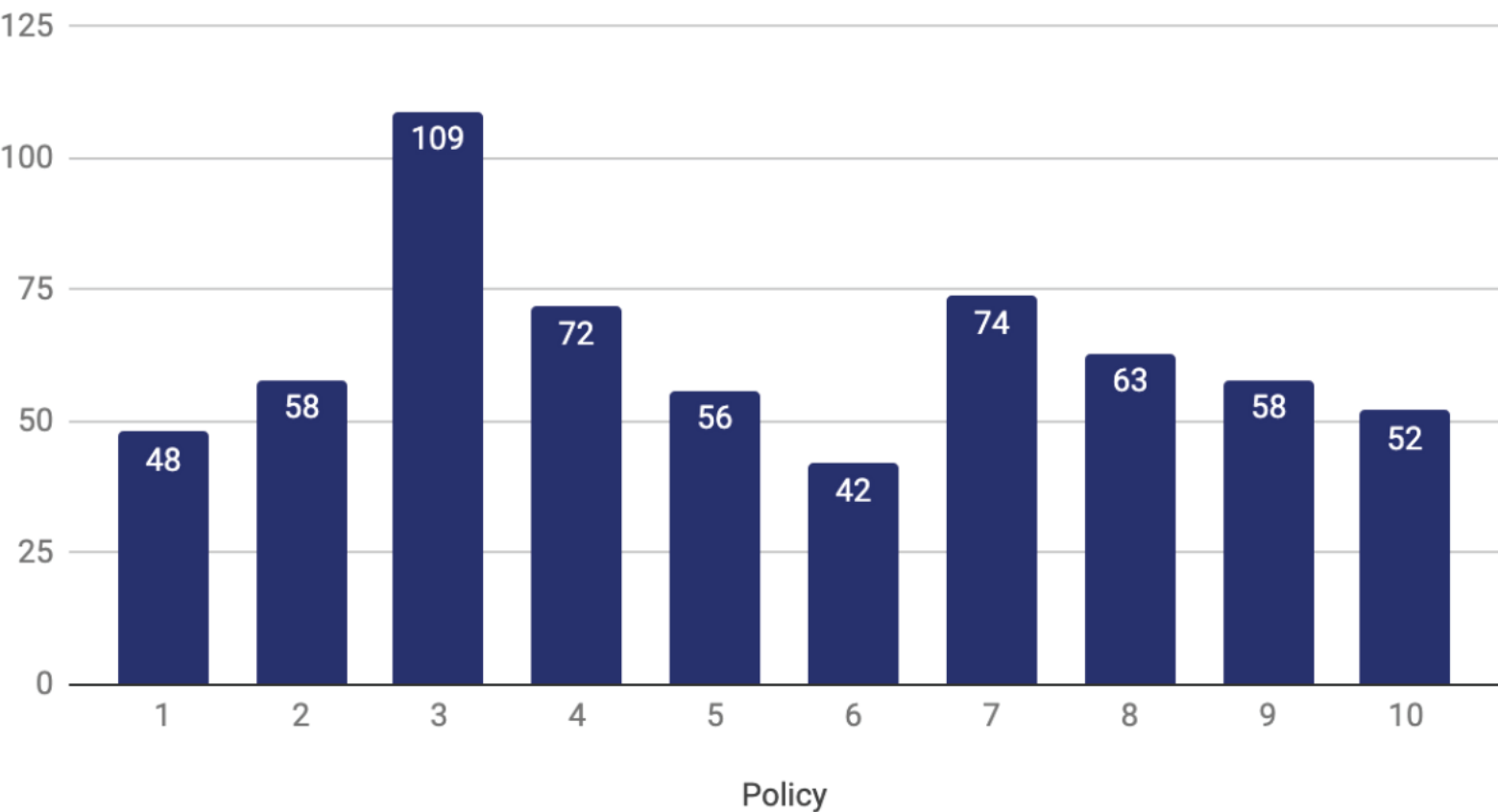
TOP 3 MOST CHECKED POLICIES:

7. Focus economic development initiatives on those that improve quality of life and not just those that make economic sense. Examples include those that are focused on entertainment and public gathering spaces that are connected to the community, create synergy, promote placemaking, and are iconic destinations where you can stay for a while to do multiple activities.

3. Manage and guide the redevelopment of downtown as an exciting community destination. Downtown should be safe, walkable and pedestrian friendly. Attention should be given to attracting retail, residential options and daytime business.

9. Maintain and preserve older neighborhoods and structures in the City.

Comments Per Policy



POLICIES

- 1.** Foster revitalization by encouraging redevelopment, infill and upkeep (maintenance) of older commercial buildings and aging commercial centers while adjusting to changes in retail markets.
- 2.** Increase density and building heights in certain nodes of the city where mixed use development is appropriate.
- 3.** Manage and guide the redevelopment of downtown as an exciting community destination. Downtown should be safe, walkable and pedestrian friendly. Attention should be given to attracting retail, residential options and daytime business.
- 4.** Provide a mixture of housing types to meet all residents and potential residents' housing needs.
- 5.** Examine the existing suburban form and develop connections between areas of the city, especially between neighborhoods.
- 6.** Retrofit older arterials to accommodate pedestrian facilities and improve appearance through arterial beautification projects and standards.
- 7.** Focus economic development initiatives on those that improve quality of life and not just those that make economic sense. Examples include those that are focused on entertainment and public gathering spaces that are connected to the community, create synergy, promote placemaking, and are iconic destinations where you can stay for a while to do multiple activities.
- 8.** Consider how changing technology and environmental sustainability require modifications to development codes. Examples include addressing site development layout, building design, parking standards, walkability, and changing transportation patterns.
- 9.** Maintain and preserve older neighborhoods and structures in the City.
- 10.** Continue to be the "City of Choice" for entrepreneurs and development professionals by focusing on planning policy that promotes high quality development projects reviewed by City Staff with an unmatched level of service.

POLICY DISCUSSION RESPONSES

POLICY 1:

Foster revitalization by encouraging redevelopment, infill and upkeep (maintenance) of older commercial buildings and aging commercial centers while adjusting to changes in retail markets.

CHECKS: 63

COMMENTS: 48

RESPONSES:

RESPONSE	CHECKED?
As long as some retail can be less expensive, this sounds great. Support local!	-
especially along 1-35 (which is improving but needs more). I think I35 roads are a great start!	-
Revitalization is always a good thing except when it becomes gentrification. It's important that in these areas the community nearby is given agency and a voice to express their needs and desires.	-
How about demolishing some of the worst and rebuilding from bare ground? If you can increase use of the same plat of land it could be worth it.	-
Also encourage redevelopment of older housing stock	-
What does "encourage" mean? Tyrannical city gov't codes?	-
Merge new with old	Checked
Help biz modernize appearance...but maintain historic buildings + convert...not destory and replace	Checked
I'm all for making older retail look more attractive rather than building new and using up more of our open space. Love greenspace and want to maintain as much of that as we can	Checked
Downtown has a unique atmosphere with its older buildings. Don't modernize it	Checked
crossed out entirely	-
Do this carefully as has been done downtown. Else risk loosing character & identity. Focusing on the water tower & the Round Rock itself have been stupendous.	-
Thoughtful use and maintenance is key to the longevity and look of the community. Having uniformity in construction materials leads to the overall appearance.	-
Anchor stores that are vacant!! Too many	-
Also very important- always revitalizing	-
Better street + parking lot lighting	-
Leverage multi-use/residential/retail within walking distance less than 2 miles	-
This is probably important so parts of town don't get run down.	-
The zoning seem odd in some places. An old strip mall next to a nice new center.	Checked
More retail is built at expense of existing retail . I'm not in favor of corporate tax breaks while city taxes are a smaller part of property tax % it is becoming less affordable due to property taxes	Checked
It's important to preserve and maintain older buildings and incorporate with newer structures	Checked
improve old/unsightly strip shopping on 79 and on Mays	Checked
We don't want to see a bunch of crumbling, abandoned buildings!	Checked

POLICY DISCUSSION RESPONSES

POLICY 1 RESPONSES (CONTINUED):

RESPONSE	CHECKED?
every building is a reflection of the time at which it was built. Even the ones being built today, celebrate this.	Checked
keep an awareness of empty retail space before approving more. work at making the infill residential lots legal for new, small, single family homes	Checked
"older" underutilized	Checked
The major shopping centers on either side of I35/45 are looking old + rundown. Need makeover so that people continue to shop in RR	Checked
Keep some history but replace where practical with modern, efficient commercial structures	Checked
The best way to encourage redevelopment, maintenance, and adjustment to market conditions is to get out of peoples way and stay out. Low taxes, simple regulatory environment.	Checked
Maintain charm of downtown. keep it family friendly. promote shops, reastaurants. fewer bars (no mini 6th street)	Checked
Tax reduction on historic buildings downtown so they can be kept up.	Checked
Downtown is unique but needs a little facelift & emphasis on emphasis on history	Checked
More retail downtown	Checked
Downtown, of course.	Checked
Tax reduction on historic buildings downtown	Checked
Great, but needs to serve a purpose	-
Yes! No need to build any further, we can use what is already there. REPURPOSE	-
Responsibility of developers	-
Need to keep older building in downtown	-
Make good use of what we have already- don't overlook a diamond in the rough.	Checked
protect the history + its origins. Keep its farming and ranching alive and thriving.	Checked
Historic preservation thru tax reduction and policy flexibility	Checked
redevelopment is just as useful as new development. Repuposing space to appropriately serve the public can be more impactful than new builds.	Checked
Older commercial buildings could be repurposed. That circuit city bldg in La Frontera has sat vacant for years, would be a performance space perhaps. Downtown library should be kept and maintained as a library, a branch library, or a "library of arts" a building that includes use as artist studios, dance studios, music studios.	Checked
Agreed.	-
Focusing only on new development does not utilize all the space of the city, focus on those redevelopment to encourage people movement to these areas to maximize space use	Checked
Don't destroy buildings but adjust for development	Checked
Keep the trees & plants around	Checked

POLICY DISCUSSION RESPONSES

POLICY 2:

Increase density and building heights in certain nodes of the city where mixed use development is appropriate.

CHECKS: 52

COMMENTS: 58

RESPONSES:

RESPONSE	CHECKED?
Transportation is a big concern. Create islands	-
:(Round Rok has a history/uniqueness that needs to be cherished buildings over 5-6 stories will destroy the coziness of RR	-
I'd like to keep the height of buildings on the lower side. You lose the sky, the water tower, and visibility with tall buildings. However, if there is a designated area for this that will not prevent these things, then this is a good idea	-
maximize all real estate, going up, including parking (esp for new RRPL/Library)	Checked
needs to address ways to decrease impervious cover for new buildings	Checked
more live, work, play developments	Checked
At all major N-S/E-W intersections. Any 4-6 lane roads.	Checked
No	-
No high rise buildings	-
Place a cap on building hights to no more than 5 stories	-
I'm good with a "Round Rock Domain"	-
not much acreage available for this but support concept	-
Only in areas with easy access to major roads, like 130 + I45! Could work well in that type of area	-
Reduce height restrictions along major NS, EW corridors particularly where they intersect	Checked
Mixed use w/affordable % of residents designated	Checked
No- do not agree- is bad enough how RR is already loosing the small country town status	Checked
Style	-
The code needs to define a height in feet. 1 story is subjective to what a structural engineer can design	-
Where appropriate I believe density through height offers a great opportunity to revitalize existing areas provide mixed uses and also provide a wide range of housing options	Checked
crossed out entirely	-
in areas near freeways - and with less cement growth this can be a good addition	-
Like the domain- walk from home to bars, restaurants, and movies	-
This has started through last zoning change	-
plan for roads and traffic	-
Be mindful of traffic and roads.	-
Good idea, but plan the locations carefully	-
:(-
A bad idea. A slippery slope that will continue to degrade quality of life.	-

POLICY DISCUSSION RESPONSES

POLICY 2 RESPONSES (CONTINUED):

RESPONSE	CHECKED?
Density concerns are- causes mreoe traffic but if you can go up to save more land for greenspace, this is acceptable	-
This should not be a city plan. It should be allowed where it makes sense and it will only happen where people want it. If you force increased density, you create slums.	-
Neighborhood centers with small grocery stores and walkable/bikable access from surrrounding residential	-
eg/domain, eg/Mueller Austin retail/residence	Checked
I would like to see downtown have potential for a 2nd or 3rd level development, while keeping historic charm. Perhaps condos above.	Checked
Yes yes yes. Reduce sprawl. The more folks live east, the more they clog the arterials to get to large roads. If they were already living there, the arterials stay flowing. Sometimes a tiny shop w/in subdivision allows folks to stay put, but NOT in domain style. Note midwest model.	Checked
Downtown!	Checked
To decrease traffic, I would love to see other people live in villages, like the domain, + sell their cars + be able to thrive without leaving their community	Checked
Create pedestrian centers	Checked
no keep a cap on building heights	Checked
We could allow higher buildings in certain areas but they should still be fairly limited	Checked
Growth will happen. We need to avoid the pitfall of "Sprawl"	Checked
design standards need to be more flexible, less prescriptive= more about performance	Checked
Do not let it become like Austin neighborhoods	Checked
Not my block please 606 Pecan Ave by Veterans Park	Checked
Communities must incorporate as many services as possible	Checked
Limit density and Limit building heights. Building height limits are a must! Density must be controlled. In San fransisco you are only allowed to have one parking space in front of your house in some areas. Congestion is awful. A condominium was built (a 15-20 story) adjacent to an area similar to downtown RR. It was a huge negative + we all wonder what government officials gave permission for that monstrosity	Checked
Lots of sprawl now. Want walkable destinations or desirable retail. Too much fast food, auto service, car wash and sttorage now	-
How does this impact utilities, especially water? How does this impact traffic/mobility?	-
noooo!	-
Mixed use where appropriate and affordable for developers	-
I35 corridor could use more building and not the downtown area. I live in southwest but dislike our lovely downtown residents quality being destroyed by rows of bars, bring back retail and restaurants in downtown that shut down at a reasonable hour and don't attract drunks on the streets.	-
Downtown RR would benefit from something like the Triangle in Austin	Checked

POLICY DISCUSSION RESPONSES

POLICY 2 RESPONSES (CONTINUED):

RESPONSE	CHECKED?
Yes, this model works. Something like the domain might work in RR yet, but our trail net work is attractive for younger people looking for a fun place to live.	Checked
Need more vertical height off I35, 45 + 130 among other large N-S and E-W corridors. Even in single use commercial.	Checked
Like Mueller area in Austin. or even better... like West Seattle	Checked
I'd rather avoid dense high rise ares	-
This may help us feel like we are part of a bigger city. A bigger downtown will also be beneficial to this city.	Checked
I think that a higher population density, especially in downtown would change the vibe of the city and make it more appealing to live downtown and to go downtown	Checked
Urban housing is welcome	Checked

POLICY DISCUSSION RESPONSES

POLICY 3:

Manage and guide the redevelopment of downtown as an exciting community destination. Downtown should be safe, walkable and pedestrian friendly. Attention should be given to attracting retail, residential options and daytime business.

CHECKS: 150

COMMENTS: 109

RESPONSES:

RESPONSE	CHECKED?
Add a park for children in walking distance downtown. Ensure new library has connection with downtown.	Checked
More places than just bars. Need a "Healthy" "Mixed-use" downtown	Checked
Recommend mor elighting and secutiry downtown with officers	Checked
Fewer alcohol places	Checked
Including art galleris	Checked
Preserve historic quaintness, nature spaces, art-lots of it, quant bed and breakfasts	Checked
Expand the downtown- very limited, as is	Checked
Honor our heritage AND our modern culture	Checked
and art/cultural galleries and facilities. Too many bars right now. We don't want 6th street in Round Rock	Checked
Downtown is getting pretty crowded in evenings with all of the bars. The Library is growing too! Maybe some more of those things for families + visitors. keep the water tower!	Checked
Review Downtown Master Plan; evolve into mixed use, dense, consider additional heights	-
Daytime business --> does this imply that bars/restaurants aren't wanted or valued?	-
How incorporate new develop with older homes/residents and keep them feeling welcome in their neighborhood and not overrun with businesses	-
I think our investment in downtown will pay off exponentially. Increase taxbase, tax revenue, redevelopment of under-utilized properties are just a few benefits	Checked
Attracting businesses is part of success but also assisting the businesses to survive long term in a growing district with increased expenses in older buildings and increased rents	Checked
Keep the historic buildings but keep them maintained	-
Already done. Pat yourself on the back.	-
Stop allowing more bars to move into downtown. Do you want a town of drunks? Replace with mixed use, restaurants, art centers, community gathering places, co-working spaces, invest in existing buildings	-
Very lovely redevelopment of city complex.	-
:)	-
Y'all have done so well here so far	-
Don't let downtown become another "6th" (bars & drunks)	-
Right now downtown is adults only. How about some family-friendly options?	-
has become a mini-6th street- don't like all the bars..why can't it be more like Georgetown square ares?	-
The best way to attract businesses is to get out of their way. Provide a predictable environment without complexity.	-

POLICY DISCUSSION RESPONSES

POLICY 3 RESPONSES (CONTINUED):

RESPONSE	CHECKED?
I love downtown! One of our best assets. Entertainment & Arts shuold be focus. Culture.	-
something beyond making RR a mini 6th street... so many more family friendly options are needed	-
Great progress in recent years	-
Doesn't need to be the bar district	Checked
More shopping	Checked
Less bars! more family friendly. Keep Round Rock NORMAL	Checked
expand or build parking garage downtown to avoid excessive street parking in residential areas	Checked
As well as an active nightlife that brings in revenue	Checked
with sufficient parking	Checked
less bars/more shops	Checked
Downtown night life is on the upswing but daytime still has little-except for the soon to be relocated library- to attract residents downtown	Checked
Include evening businesses + weekend hours comparable to travis county	Checked
no more bars are needed downtown a more family friendly atmosphere would be nice	Checked
crossed out residential options	Checked
attraction of quaint retail, not big box retail	Checked
No more bars!	Checked
the downtown is quickly becoming a little 6th street. Businesses focused on alcohol service need to be limited.. and the city council is moving in the exact opposite direction	Checked
Downtown + youth sports make Round Rock unique... Dell Diamond and the future water park brings people from around the state	Checked
LOVE THIS. Walkability can be improved around the city and downtown Round Rock could be really lovely	Checked
already looks great!	-
Need more parking	-
never will happen- it will not be safer- only more crowded. higher taxes- as if we are taxed enough	-
How does city do this? RR chamber??	-
Is there a reason that focus has to be on downtown, rather than throughout community	-
We enjoy going to Georgetown. They have a blend of restaurants, shopping, wineries, etc. within walking distance. Small town feel.	Checked
Like the domain! walkable! controlled/organized/planned	Checked
More bike racks downtown	Checked

POLICY DISCUSSION RESPONSES

POLICY 3 RESPONSES (CONTINUED):

RESPONSE	CHECKED?
not bars! we do not need a "6th street" in Round Rock	Checked
Limit number of bars. Limit noise.	Checked
Downtown has become a great destination for night life, however we need more shops and less professional businesses on Main st. This will make it attractive on Sat + Sun afternoons as well (Georgetown Squire)	Checked
I would like to see downtown RR become even more of a social/entertainment destination. It would be nice to have a theatre downtown like Hoover library Theatre (look at website) with city sponsored concerts. Convert an existing bldg or build ground up.	Checked
Must have evening businesses to maintain "eyes" on the street	Checked
the kids have no where to go! recreation centers are needed for kids that reside downtown: clay is over packed + YMCA is too expensive	Checked
expand beyond main st and more retail	Checked
Make downtown MUCH more family friendly!	Checked
Expand "downtown" more parks north of downtown, better connection for walking from east & west across mays	Checked
need to work at maintaining a balance of businesses	Checked
Fewer bars.	Checked
Yes- also provide safe/efficient "mass transit" for all to/from downtown	Checked
more family-friendly	Checked
NOT BARS!	Checked
Need more than bars downtown. Need more park space - maybe . another parking highrise.	Checked
Yes. We have a nice downtown with with restaurants.	Checked
Development will be dependent on more parking!!! All tthese uses will fail without easy access!	Checked
Safety is paramount. The drug activity in . Lake Creek Park which is within walking distance of downtown, is simply out of control. Where is the RRPD presence?	Checked
Help businesses not shut down, they need to succeed & grow. Support local businesses.	Checked
There needs to be a safe pedestrian path over the railroad tracks on Burnet to connect the dog park, Lake Creek Park, and Dove Creek to downtown.	Checked
Bagdad under Mays under Mays needs to be bike/pedestrian friendly path. This would connect East & West Downtown safely.	Checked
This would be awesome!	Checked
Yes encourage more diverse music, live bands in downtown	-
allow apartments in older buildings downtown	-
Round rock should respect the original tenants of the area. Downtown can be a vibrant area without reducing quality of life for surrounding neighborhood	-

POLICY DISCUSSION RESPONSES

POLICY 3 RESPONSES (CONTINUED):

RESPONSE	CHECKED?
We love Downtown! We go 2x a month to enjoy new businesses. Keep it going!	Checked
Daytime businesses are more <u>family oriented</u> . How about a Buccee's?	Checked
Downtown should be connected to old town, joining historical destinations with updated downtown to attract tourists and boost economy	Checked
Keep downtown safe + inviting at day + night.	Checked
Limit the number of bars that serve alcoholic bevs. The new library is important addition!	Checked
Current high rents for retail space is limiting businesses to bars!	Checked
Don't want Mueller or the Domain in Round Rock. Less bars downtown. I live in Egger Acres. Instead of cows or church bells in the evening, I hear downtown music. It's too loud.	Checked
Expand across I-35 and invest in "Old Town" & its revival too. Super happy with direction of downtown, just hate to see lack of investment on the other side.	Checked
No more bars. Yes to restaurants, shops, galleries.	Checked
and night time	Checked
Yes! Downtown could be so much more! There's great potential but there's a need for more businesses, restaurants, mixed-us, etc.	Checked
Reduce restrictions to spur development of downtown. Right now, there are only a few good places to dine downtown, maybe focus on some apartments and town homes to bring more customers to the walkable space.	Checked
This should include the same guiding principle but in also in other ares in addition to downtown.	Checked
providing job opportunities for other forms besides restaurant and retail, tech, or medical	Checked
Add more parking	Checked
I miss the beautiful medians. I love making it more family friendly and useable. Consider blocking traffic from main street. Bring back the green medians + also shops that are local + desirable.	Checked
More parking	Checked
Having attracting retail and businesses that draw to downtown is important. Things need to be there that families and a wide variety of citizens want to shop at or visit.	Checked
With tech disruption increasing our workforce training needs will rapidly change- necessitating spaces for collaboration, innovation and new ??? job training	Checked
No more bars.	Checked
The only places teens hang out: Star Coffee, RR donuts, and Kawaii's. In comparison to downtown Georgetown, it's sad.	Checked
I think more of the alleyways should be lit more so the people can be a lot safer	Checked
I feel like there should be WAY LESS bars in downtown Round Rock and that there should be pastry shops & bakeries in their place...This should not be a dangerous place but that's what it becomes when too many people get drunk.	Checked

POLICY DISCUSSION RESPONSES

POLICY 3 RESPONSES (CONTINUED):

RESPONSE	CHECKED?
Downtown should be a place that is fun to hang out in and a place that people will come to in their free time.	Checked
Add boba place (teapioca) in downtown RR, more parks	Checked
More places that are fun to be at.	Checked
More kid-teen firedly things to do; less bars	Checked
More teen inclusive places, less bars	Checked
Maybe include restructuring roads in Downtown so there aren't too many cars?	Checked
more shopping malls and attractions for teens	Checked
There should also be an emphasis on recreational activities- such as rec centers	Checked

POLICY DISCUSSION RESPONSES

POLICY 4:

Provide a mixture of housing types to meet all residents and potential residents' housing needs.

CHECKS: 74

COMMENTS: 72

RESPONSES:

RESPONSE	CHECKED?
Sure. Pretty vague.	-
No...	-
No	-
More higher-end traditional subdivisions are needed in NE quadrant	-
Agree! from single ready to mingle to adulting w/kids and then empty nesters, you should be able to live here through all stages of life	-
prefer more townhome options with private yards to cater to young professionals	Checked
Now- too much high density + each requires vehicle to reach other amenities	Checked
affordable housing is a basic need and should be a higher priority	Checked
to include affordable housing and mixed residential options such as senior housing with housing for caregivers & companions	Checked
quality affordable housing, smaller easier upkeep	Checked
Keep Round Rock affordable	Checked
Include manufactured housing for lower income. \$350,000 homes too expensive for many	-
No high rise buildings over 5 stories	-
I do not feel that we should look to Austin as an example of forcing low income housing into all areas of the City!	-
creating a bunched up atmosphere- one on top of each other bad idea	-
Need one story "garden" homes for seniors who want to downsize, can't climb stairs & don't want to live in a place like Provident. Lots of 2 story townhomes- but can't do stairs.	Checked
We have a critical need for affordable + transitional housing.	Checked
More affordable housing needed with a community development department with financial assistance	Checked
mixed income as well	Checked
when approving a development, require a \$ or land contribution for affordable housing	Checked
reduce minimum lot size to match house size	Checked
allow/require mixed size/income level of housing in a development	Checked
People who work here should be able to live here	Checked
include price spectrum	Checked
Would be nice to have some garden homes or attached homes for people who want to downsize+ aren't ready for senior living	Checked
affordability focus on	-
I would like to have Round Rock be diverse enough to offer housing for all residents in all phases of life "cradle to grave" where people could live for their entire lives	Checked
This should be more defined. Is it 20 homes/ac or 3? Is this apartments next to	Checked

POLICY DISCUSSION RESPONSES

POLICY 4 RESPONSES (CONTINUED):

RESPONSE	CHECKED?
mansions?	
single family, duplex, senior all ranges bld	-
this can be dangerous. Watch demographics as population ages through one need type to another. Apt-SFM-Senior	-
Need more dense connected structures multilevel	-
do not have too much high density housing. This creates too much congestion.	-
Need larger lots >15k square feet	-
Again, incorporate retail/dining/etc vs. "build the fields" and drive everywhere	-
It is not the city's purpose to provide housing. If it tries, we will have rundown, abandoned properties, where the city guessed wrong.	-
Supported by a mixture of commercial services	-
Keep afforrdable	-
affordability!	Checked
necessary for successful future	Checked
we need more housing projects close to downtown	Checked
Keep the ratio of multifamily at 20% vs single family at 80%	Checked
We need more density + mixed use in downtown! No duplexes!	Checked
Affordable owned condos without outrageous association dues. Around mixed development	Checked
yes to this idea + affordable housing!	Checked
Yet not overdevelopment of any single type. Balance.	Checked
Senior alternaties	Checked
Senior Living	Checked
need more affordable housing options	Checked
Caution: make sure people do not get priced out of their homes	Checked
more affordable options. CORR employees should be able to live in Round Rock without spending entire paycheck on mortgage or rent.	Checked
less high + mid density please! more single family dwelling must require new development even residential to use graywayer for irrigation.	Checked
More zeroscaping	Checked
Need to consider more affordable living options and housing options for those on fixed incomes (seniors)	Checked
senior housing	Checked
No Section 8 mixture	-
This seems to be taken care of.	-

POLICY DISCUSSION RESPONSES

POLICY 4 RESPONSES (CONTINUED):

RESPONSE	CHECKED?
Don't mow down all trees during the development process. Trees add huge value to properties, our experiences, and encourage people to interact w/neighbors, other shoppers, etc.	-
This should include low income housing.	Checked
Be careful with apartment density!	Checked
Affordable housing has to be top of list. Can't continue to bring in development that includes services if they can't afford housing.	Checked
Affordable senior living communities, smaller homes, low maintenance, amenities	Checked
Senior living retirement living duplex or 4plex	Checked
RR is too expensive- we are not Austin. People want genuine fair market priced housing- not govt. assistance (every place does not need to be luxury)	Checked
Need neighborhood plan for commercial centers	Checked
we need more low income housing in Round Rock	Checked
Affordable. Condos. Multi-use. Lower HOA fees. Want to buy but don't want yard. Housing for single adults who don't want to be around kids.	Checked
Housing types should include homes that are lower priced. A single-family home should not be 220,000 plus for the base. Older people would like/need to move into a home, not a senior living facility.	Checked
This would help out so many of my friends who have parents that are separating. Their parents don't need a large house, but that doesn't mean they want an apartment	-
This is crucial. Lots of Round Rock is unaffordable. Not opposed to ranches/agrarian living either.	-
Mainly towards apartment as many people moving to Round Rock leave usually after 5 years as service industry employees move where demand is required (Dell is an example)	Checked
Due to Round Rock's proximity to Austin, some may want type of houses that are available in Austin to be available in Round Rock	Checked
Don't build tons of apartments, as that tends to swamp the community, which isn't a bag thing but, not a lot of apartments	Checked

POLICY DISCUSSION RESPONSES

POLICY 5:

Examine the existing suburban form and develop connections between areas of the city, especially between neighborhoods.

CHECKS: 61

COMMENTS: 56

RESPONSES:

RESPONSE	CHECKED?
Just a comment: The current trend of single family subdivision development is not sustainable and needs to be re-thought. Multi-use development should be the new standard.	-
What kind of connections? trails? roads? parks? zoning?	-
This is a big concern- neighborhood silos are toxic	Checked
Public transportation & connectivity i.e. increasing the rail line & making it accessible	Checked
continue bldg/expanding north/south streets so we can SAFELY avoid IH35	Checked
Especially needed for Vizcaya0 there is only 1 way in/out	Checked
to improve traffic flow and provide alternative transportation such as bike paths, wide sidewalks, expanded bus service with an eye towards new technologies like driverless vehicles	Checked
Especially west of 35	Checked
Cty Rd 112 from AW Grimes to Cty Rd 110 is a safety hazard. Influx of traffic from Paloma Lake and Siena subdivisions. Too narrow, poor conditions, needs widening. Head on collissions likely. No shoulders. Rd buckling + jagged edges	Checked
pedestrian friendly community must be a MUST	Checked
Maintain and expand current highways and roads to meet the growing need of the population	Checked
NO!! (parenthesis around develop connections between areas of the city) Please be thoughtful with arterial roadways. We don't want 4 lane roads through neighborhoods.	-
Crime will increase easier access to neighborhood	-
this would encourage people to cut through neighborhoods when congestion increases. However for safety reasons, all communities should have 2 entrances	-
Limit connection between neighborhoods to maintain safety of residents	Checked
A definite yes- traffic nowadays is becoming a nightmare + need improvement	Checked
connectability throughout City with different choices of transportation (ie car, bike, pedestrian, bus & train)	Checked
roads open belts trails	-
maybe develop "sister cities" idea	-
This can be accomplished by adding public transit, like a light rail, to allow people to meet their neighbors. Nobody meets one another by driving in their car alone.	-
No single/minimal access neighborhoods like gated communities neighborhoods should flow together	-
Balance between commercial & residential	-
Yes! bridge over brushy creek was brilliant!	-
Do not put "housing" out in undeveloped areas without adding base retail	-
Connectors, collectors & sub arterials to encourage sharing of public and commercial uses	-

POLICY DISCUSSION RESPONSES

POLICY 5 RESPONSES (CONTINUED):

RESPONSE	CHECKED?
like Brushy Creek Trl	-
but Valerian? extended does not make sense. the section between Doublecreek and Plume Grass is usually hard to navigate due to street parking and with the curve, it is too hard to see around any parked vechiles. Also- what happened to Doublecreek extended? and what is happening with logan?	Checked
Fails. Architects in land development are taught poor mechanic curved subdivision roads, rather than grid creates roadway bottlenecks hindering mobility. I don't visit some stores now because it takes 30 min to get there = economic suffering.	Checked
Yes!! (: Make it fair!	Checked
Connect the trail to the far side of Red Bud	Checked
make all neighborhoods feel they are part of the "whole" Round Rock	Checked
"gondolas"	Checked
improve road network, and maybe encourage bus services & biking trails	Checked
Safe, wide roads and sidewalks. Don't overthink it.	Checked
More side walks From downtown to near by neighborhood	Checked
This can be done by iimplamment the ideas of "moon light" lighting this will save on electricity	Checked
Huge! Can't get out of neighborhoods.	-
Bike lanes	-
Trails!!	-
Sub-arterial connection arterials to collect traffic from residential areas to destination area	-
(combine with 6) these two go together. Trails, bike paths, buses, better connectivity for non-drivers	-
neighborhood connectivity is needed w/sidewalks and bike lanes as well as trails	-
Inter city mass mobility especially on weekends cut back on gas, etc.	Checked
Reduce the number off all-way stop signs! Not needed for safety. More turn lanes at intersections. Also add acceleration lanes on major intersections (e.g. frontage roads under/near SH-45 at La Frontera).	Checked
and make access to highways and tollroads wider to reduce traffic	Checked
More ways of getting around. Transportation is a big problem here.	Checked
My wife jokes that they call it Round Rock because you have to go a "Round" to get where you need to go.	Checked
Too much multi-family housing is far from the larger job centers in Round Rock.	Checked
Bike lanes + trails!	Checked
connect corridor ??? sports center, old town, chisholm tail roads + historic downtown making old town + this corridor a destination point for residents and guests	Checked
This is so important for many of us. Our city is so large that I could drive to Austin more easily than some areas. (The Wyoming Springs bridge was very helpful!)	Checked
Although there are many people who live in Round Rock, there are many others who don't live here cuz of how dange expinsive it is to live here!!	Checked
Make it easier to get around without having to get on the interstate to go everywhere.	Checked
Make larger sidewalks	Checked
Add more sidewalks or trails to busier roads	Checked
Walkability and shrubbery are a good start. No more wide intersections.	Checked

POLICY DISCUSSION RESPONSES

POLICY 6:

Retrofit older arterials to accommodate pedestrian facilities and improve appearance through arterial beautification projects and standards.

CHECKS: 47

COMMENTS: 42

RESPONSES:

RESPONSE	CHECKED?
Widen existing arterials to get traffic off I35. Complete the arterials that are planned must be completed	-
I agree. There are plenty of roads with no sidewalks or bike lanes. "If you built it, they will come"	-
Added "cycle, public transit" between pedestrian facilities	Checked
Need many commute options!	Checked
Widen sidewalks/bike paths	Checked
Bury electrical wires along highway 79 & get rid of electrical poles	Checked
add bike lanes	Checked
Keep Round Rock quaint and beautiful	Checked
more street lighting on major arterials	Checked
Bring all areas up to a high level of quality & appearance with lights and sidewalks, bike lanes, etc.	Checked
Safer pedestrian and bicycle lanes	Checked
Not sure if this applies but Chisholm Trail going to be extended to connect w/1431 to ease traffic	Checked
more plants! trees! bike lanes! trails & greenspace	Checked
Have no idea what is meant by "standards"- does that mean you force home/property owners to execute & fund upgrades? don't drive people off their property	Checked
while desirable, would rate this as a lesser goal	-
Tough to say. This is an issue cuz of land developer (w/city's permission) of failure	-
Don't overdo planting requirements should be in line with water conservation goals	-
Ease of access and looks matter	-
Sidewalks are nice, but try to avoid being like Austin- reducing traffic capacity of roads to deter people from using cars.	-
Yes	-
Better lighting	-
consider transportation needs before building new subdivision	-
This sounds great, but most cities that try this create gridlock, low visibility crossings, and expensive to maintain extras that fall into disrepair at the first downturn	-
Street & Pavement improvement in older neighborhoods	-
Need more lighting in neighborhoods. Add more sidewalks in the area close to Brushy Creek add sidewalk to connect to trail by Dog Park	Checked
underlined pedestrian facilities and arterial beautification	Checked
Similar to fairmount park in philadelphia, I would love to see a super highway for pedestrians to get around without a car from Round Rock to Hutto, Georgetown, The	Checked

POLICY DISCUSSION RESPONSES

POLICY 6 RESPONSES (CONTINUED):

RESPONSE	CHECKED?
Domain + Austin	
Widen Heatherwild from 45 to 79. It is a bottleneck! Timed traffic lights that will keep traffic flowing on Gattis School Road, esp Mays on 79, etc.	Checked
Make the city cleaner, better organized & navigable & beautiful, & businesses will thrive, & people will believe their . city really is working for them.	Checked
Pedestrian paths on the Mays Bridge are in poor condition. Crossing 79 at Grimes is not safe. Vehicles do not yield to pedestrians.	Checked
Yes! Accomodate bikes too.	-
do this while expanding these roads to support the traffic	-
(combine with 5) these two go together. Trails, bike paths, buses, better connectivity for non-drivers	-
OLDER and ALL ARTERIALS should be planted w/trees and include wide sidewalks and bike lanes, or sidewalks suitable for bikes	-
Need to be able to walk/ bike places - recreationally. I get stuck at edge of neighborhood.	Checked
Also bike lanes! Ever try to get from Oak Creek to downtown Round Rock by bike? DANGEROUS!	Checked
No bike lanes on busy arterials- too dangerous. But yes- beautify and raise standards. Low signs, landscaping, etc. I'm thinking specifically of RM 620.	Checked
It is important to keep our community beautification projects going. Love seeing wildflowers, crepe myrtles, etc. in bloom. Who wants asphalt & concrete everywhere. I love how clean our roadways & highways are kept... free of trash & debris.	Checked
HWY620 is getting better. Thank you!	Checked
Many intersections are "ugly" with different signal light styles and tangled electric/telephone wiring.. ie 79 and Red Bud intersection.	Checked
sidewalks, trails, bike lanes	Checked
plan for future arterials to solve congestion	Checked

POLICY DISCUSSION RESPONSES

POLICY 7:

Focus economic development initiatives on those that improve quality of life and not just those that make economic sense. Examples include those that are focused on entertainment and public gathering spaces that are connected to the community, create synergy, promote placemaking, and are iconic destinations where you can stay for a while to do multiple activities.

CHECKS: 156

COMMENTS: 74

RESPONSES:

RESPONSE	CHECKED?
If we do these things the \$ will take care of itself	Checked
Question marks next to placemaking and iconic	Checked
Stop over developing Old Settlers Park!	Checked
theaters, museums, movies, dance, art	Checked
one of the big pluses for RR is family-friendly - don't lose it!	Checked
Include parkland + wild spaces. Be bird-friendly both in forested or riparian areas and in prairie environment towards the east	Checked
Theater, dance, symphony	Checked
Absolutely. Baca center is a great example. We need pocket areas/facilities like it that give the city cohesiveness & identity. Also, we need more non-organized-sport space in our parks for more unstructured recreation.	Checked
1000% YES! A strong community stems from people interacting with each other, and nature. A strong community = strong foundation = safer community and happier people!	Checked
? have no idea what placemaking is	-
Clean air (don't encourage polluters). Make Round Rokc a beautiful nature oriented small city with sustainable, ecofriendly development	Checked
"place-making" is key as it will be rememberable & people will come back!	Checked
Agree, however also with food trailers and on occasion provide complimentary food, perhaps complimentary movie days	Checked
ex: develop multiple activity sites along Brushy Creek to capitalize on the "water feature" aspect of the water course	Checked
Get deliberate about downtown commerce. Too many bars-not good! It is "6th street north." Georgetown has done a MUCH better job. DO NOT MOVE THE CHALK WALK TO DELL DIAMOND!!	Checked
It would be great if locals could walk and bike to these spaces. Bike lanes within 10 miles of main st?	Checked
Blend across the city	Checked
Focus on communication as well so our citizens know what to do, where to go for entertainment for different age groups	Checked
Already doing this. Thank you. Continue. Work-shop like this are immensely valuable.	-
placemaking?	-
:)	-
Delete. development has to make economical sense or it won't happen	-
again, incorporate mass transportation needs	-
"synergy" "placemaking" you need to read more Dilbert. These are actions of people who don't know what they are doing but want to sound like they do.	-
Need more large parks - not athletic playfields.	-

POLICY DISCUSSION RESPONSES

POLICY 7 RESPONSES (CONTINUED):

RESPONSE	CHECKED?
Need more all abilities parks	-
create place where people want to be unique places	Checked
Quality of live is undervalued. It's nice to have amenities near our home.	Checked
Ampitheater, parks, paths	Checked
with arrival of Kalahari, RR can increase profile as a travel destination of its own	Checked
How many water parks do we need?	Checked
Need to maintain to promote green spaces. Even the parks get developed. How about trails or sports fields only few can use	Checked
we get quality of life when we do things that make economic sense.	Checked
Flix Brewhouse is great. Bring in an Alamo Drafthouse	Checked
Create destinations	Checked
Chose and focus set areas	Checked
Give families more to do in the city! expand/better advertise market days, more concerts downtown, etc.	Checked
connect the trails- more access to trails & parks from neighborhoods	Checked
Let's stay unique and special and have a character that is Round Rock	Checked
parks, renovate recreation center and/or create new one	Checked
Gattis School Road from Red Bud Lane to 130 desperately needs restaurants + not more fast food restaurants	Checked
Include language that encompasses health and well-being of residents, not just entertainment and community synergy	Checked
Parks (not just athletic play fields)	Checked
Where is an environmenal, ecological area in Round Rock?	Checked
Parks here are amazing - please keep them up to date & well maintained.	Checked
What's going on with that "beach" project on Chisholm? Seems like it's disappeared from the scene.	-
Yes	-
Economic development that improves quality of life. should not impede on the quality of life of nearby residents	-
Not much of this in suburban areas other than parks/ trails. I have to travel 15 minutes to entertainment	Checked
Include ways to make RR a welcoming multicultural environment	Checked
Please please DO NOT ever build & develop Southeast Round Rock - Palm Valley & Gattis School areas as we need this to remain green & open space. We do not want traffic congestion.	Checked
We need more destinations for our adolescents to come meet and get to know eachother that is not related to a church function but a community function.	Checked

POLICY DISCUSSION RESPONSES

POLICY 7 RESPONSES (CONTINUED):

RESPONSE	CHECKED?
Need small and large arts venues to house arts programming.	Checked
The west side of I-35 could use a community center.	Checked
Need a performing arts center for city use- not at a high school. Should include vidual art space.	Checked
Connection between spaces by walking biking. Thought about green spaces, parks, & trails, play space for kids & sports.	Checked
Sports is not the only thing in the world. We need to broaden our reason to include performance art.	Checked
Continue to build the arts community here.	Checked
A modern well funded curated art gallery and museum should be a center-piece of downtown revitalization (eg. Georgetown art center) with a strong emphasis on galleries, creative spaces, and good restaurants! NOT BARS!	Checked
DIVERSITY + INCLUSIVITY!!	Checked
Arts, culture. Healthy activities, environmentally asteric. more cell tower connection	Checked
Be careful to implement this to scale- again, RR is not Austin	Checked
increase ??? to grow tourism + fund growth of HP Program with Hotel occupancy taxes. reate a large history center to prevent loss of history + to grow history educational opportunities + develop a sense of place for residents	Checked
Need to focus more on family friendly.	Checked
Many people only consider a portion of downtown to actually be downtown. Improve upon those other areas.	-
more stuff (safe stuff) for teens in Downtown	-
There is already so many areas for the RR economy, but many of the younger residents feel they have to go to Austin to hang out	Checked
In the future, it would be nice if Round Rock would become a place to move to for reasons other than jobs and/or family. Other reasons: entertainment, city life, landmarks, etc.	Checked
Have recycling at schools, have a movie theater (affordable) and arcade for families to hangout in the afternoon	Checked
A place for homeschoolers to take/teach classes.	Checked
Maybe build an art museum for local artists	Checked
Movie theaters closer to Downtown Round Rock, indoor swimming pools, family friendly activities	Checked
underlined quality of life	Checked
more general entertainent centers (such as a larger sports stadium)	Checked

POLICY DISCUSSION RESPONSES

POLICY 8:

Consider how changing technology and environmental sustainability require modifications to development codes. Examples include addressing site development layout, building design, parking standards,walkability, and changing transportation patterns.

CHECKS: 80

COMMENTS: 63

RESPONSES:

RESPONSE	CHECKED?
Yes please	-
need better or more lighting on sidewalks and parking lots. intersection at RR donuts really needs improvements. Consider one-way streets?	Checked
being environmentally mindful is a huge indicator of a prosperous community	Checked
transportation patterns that decrease traffic, increase reliance on public transportation and lower the risk of death/injury from MVC crashes, bike crashes, pedestrian crashes, etc.	Checked
An example of boom with poor planning is by hopdoddy's area. No parking for people. The have to park on the streets to visit the establishments. Make parking or make public transportation!!	Checked
renewable energy- georgetown is a leader here	Checked
Let Round Rock remain small by maintaining the size of buildings, height floors, square footage	Checked
Does this include mass transit? I love the new bus routes & hope to see more options & innovative solutions. Secondly, I think the city would be better if it put in light pollution controls (a major issue around old settlers park)	Checked
This is very important. plan for the long term. Sustainability is key. Alternative methods of transportation (bike, walk, public trans.) are key. Adding more roads only brings more cars and congestion. This is a fact.	Checked
This would be my fourth :p	-
eliminate requirement for garages to make housing more affordable	-
environmental sustainability not addressed in these examples	-
Also incorporating attentive pre-fab or building materials	Checked
Address traffic issues	Checked
Ideas for less litter. Litter is a problem all over Round Rock and in its green spaces. Look into bike rental/scooter rental/public transportation, trail connectivity.	Checked
Less cars	Checked
environmentally sustainable buildings that last & can be re-purposed as community needs change	Checked
Mobile & Blending of walkable areas	-
a link to light-rail that reaches across entire metro seems crucial for future needs	-
Please make Round Rock more walkable, and consider light rails to get around without a car, or better pedestrian + biking trails that are not next to a roadway.	-
Let's plan turn lanes and multidirectional lanes to improve traffic flow	-
Must have evening businesses to maintain "eyes" on the street	-
need more EV charging stations, smart traffic controls can you take a "smarter city" initiative using modern technology?	-

POLICY DISCUSSION RESPONSES

POLICY 8 RESPONSES (CONTINUED):

RESPONSE	CHECKED?
Change them to make them simpler, less expensive.	-
Do NOT want bikes and or scooters.	-
This does come w/ development	-
Be careful of increasing cost of development	-
We must keep up. NO scooters.	-
get ahead of the traffic. Don't be Austin & think Bike lanes will help. No schooters!	Checked
Changing transpo tech isn't driving force. Growth& Amenities & New companies are. Disagree with wording.	Checked
Need more parking buildings downtown RR	Checked
sync growth with road improvements. could add parking shade tarps that have solar power	Checked
efficiency standards in bldg code. Chargin stations for EVs/ other "green" innovations	Checked
resolve conflicts between transportation mode (rail, automobile, bus, bike, etc.)	Checked
Make sure turn lanes are long enough. Fix areas with traffic backups.	Checked
continue to explore new ways of moving people. Get away from dependence on the personal car	Checked
"master plan" needs to incldue shopping/dining/etc	Checked
delay plan for perking meters - NO scooter companys.	Checked
Increase walkability & public transportation from Round Rock to Downtown Austin	Checked
less important for next 10 years other than special events with uber/ lyft	-
yes but do it	-
Yes	-
BIKE LANES are easy and inexpensive to implement. ROUND ROCK SHOULD INCLUDE BIKE LANES FOR OUR CHANGING POPULATION THAT WOULD USE THESE FOR COMMUTING.	-
Include environmental iimpact as part of this	Checked
Glad to see more bike lanes & pedestrian options.	Checked
Can we stop with the crazy intersections? I appreciate trying something new to solve unresolved and persistent traffic issues, but the madness needs to end!	Checked
residents should have the same transpo. convenience as large cities- short term car rental, bike rental, frequent bus service (every 15-30 min)	Checked
More green building, more bike & hike areas that connect, more parks that are not sports focused. Make it easier to get eastside of Round Rock to West by bike of food. Encourage green building & dark skies. Better busing	Checked
RR Light rail	Checked
the rate of change and disruption will only increase. We need to be prepared for change. Should also consider greater partnerships/connectability among our schools, higher	Checked

POLICY DISCUSSION RESPONSES

POLICY 8 RESPONSES (CONTINUED):

RESPONSE	CHECKED?
education, and businesses to prepare for rapid changes in education and workforce training	
Transportation is such a nuisance in RR, and I know that many people are willing to change patterns so long as it saves them time	-
include renewable energy sources (solar, wind, etc.)	-
Traffic accidents should be lower down, as such changes in road layout such as roundabout & diverging diamond intersection saves lives even if residents do not like them	Checked
Public transit fails to meet in all the more heavily populated areas	Checked
New methods for using parking space with maximum efficiency	Checked
I think there should be more roads & bridges. My mom missed a road she was trying to get on. It was in the evening when everyone in Austen was going home and she missed her road.	Checked
Traffic is or can be a problem so more public transportation can be helpful around downtown. Maybe more rural buses.	Checked
I think that a new, non-personal method of transportation, whether it be city owned like buses or a private company like one of the scooter companies	Checked
Have bikes of scooters you can rent (Lime) like in Austin	Checked
Maybe have a transportation system to Round Rock from different neighborhoods.	Checked
More roads so that there is less traffic, making crosswalks safer	Checked
including expaning bus routes?	Checked
Public transportation 7 days of the week. This city is impossible to live in without a car. We NEED wider sidewalks, or even sidewalks at all for that matter.	Checked

POLICY DISCUSSION RESPONSES

POLICY 9:

Maintain and preserve older neighborhoods and structures in the City.

CHECKS: 91

COMMENTS: 58

RESPONSES:

RESPONSE	CHECKED?
More concern with open spaces & nature than old buildings	-
sidewalks	Checked
I'd like to add neglected neighborhoods where houses/yars/sidewalks aren't maintained	Checked
old doesn't always mean bad	Checked
preserve legacy. Example: Europe has restaurants dating back hundreds of years. Sense of history	Checked
Keep Round Rock small by maintaining what we already have	Checked
Reduce strict zoning rules for older neighborhoods	Checked
I feel RR is in danger of becoming a cookie-cutter string of retail. We moved hre 16 years ago for the character & home "feel" to the town. As the calm empty places fill in with characterless boxes, RR loses its charm	Checked
Absolutely! Restoring and preserving round rocks roots is integral to its future	Checked
every house is aging- the small 2 bedroom to the large 5/6 bedroom; the neighborhood bulk trash and love the rock are great programs	-
who makes decisions on what stays/goes?	-
especially our older parts of RR where families may need financial assistance to maintain homes	Checked
Very important	Checked
Importatnt to hold on to how we grew	-
What are some examples?	-
again, a lesser goal. Nice, but not a first-priority	-
Downtown is cool. But I accept old town. I disagree that it is perperuated as long as it old. The town moved when rail came (1800s). The old town holdouts now create charm we have to deal with.	-
To a point structures must serve a purpose and not just be saved for emotion	-
see the first item on this list, some balace is required with this	-
Character, careful planning	-
:)	-
O.K. but upkeep must also be owner driven	-
tax reduction and protection of historic buildings	-
Do NOT get rid of those who have been here for many generations	Checked
Slow the conversion of old homes to commercial business.	Checked
The neighborhoods existing parks, trails and green areas need to be kept current	Checked
Yes!! (:	Checked
Limit noise after 10pm	Checked

POLICY DISCUSSION RESPONSES

POLICY 9 RESPONSES (CONTINUED):

RESPONSE	CHECKED?
Yes. Don't tear down 'old' houses - fix it up for historical purposes and use it.	Checked
I live in Dove Creek, one of the oldest neighborhoods in RR. We work very hhard to keep our streets safe but the city needs to work harder! The drug activity in our 'hood - close to downtown - is out of control.	Checked
Maintain roads & parks, (upward facing arrow) security/ prevent drug activiity	Checked
Keep neighborhoods free from those who are "trash" builders	Checked
keep up keep to allow for a decrease in taxes	Checked
Thisd could be a great community service project for our teen folk!	-
yes	-
should be responsibility of homeowners. What remains beside the old Stagecoach Inn? Should be a community vote.	-
emphasize preservation of characters & natural areas	-
Maintain, preserve, and update sidewalks and bike lanes for pedestrian safety	-
Historical preservation integrated with overall feel of Round Rock makes our city unique.	Checked
WITH A FOCUS ON OLD TOWN. OLD TOWN PROVIDES US WITH OPPORTUNITY FOR MORE GREEN SPACES, PARKS AND LOWER POPULATION DENSITY WHILE ADDING HISTORICAL CHARACTER TO ROUND ROCK	Checked
Ways to display/tell our story	Checked
Don't lose our history- make it a viable part of daily life.	Checked
I feel it is important to maintain & preserve history in RR. I think it is part of what has drawn ppl. to call this community home for many decades.	Checked
Keep & maintain history of RRock. Invest in it's & use it as a way to encourage people to come to RR. Icon locations, stories, lore.	Checked
We have done a good job in the past with codes to protect our historic district. It is part of the culture of our city and need to be protected.	Checked
w/new sidewalks, fencing, etc.	Checked
Stay true to our roots that made RR a place to live. Do not overbuild or be too focused on attracting big business that do not fit in with our culture. Keep open land- not just parks.	Checked
Citizens used the comp plan in existance at time of purchasing their homes. These neighborhoods should be able to rely on future comp plans to protect their homes and neighborhoods. Zoning codes should also be enforced.	Checked
don't lose sight of what makes Round Rock desirable	Checked
thru tax reduction for historical structures	Checked
Revitalize old town to downtown historic structures	Checked
Expand HP Program to accomodate growing #'s of historic bldgs eligible for the HP program	Checked
Preservation not as important if more could improve	-
Historic Round Rock is a pleasant destination. Preservation and revitzliation are good priorities.	-
Many older neighborhoods are poorly lit and in the back of them, there tends to be more damage	Checked
We shouldn't lose what's left of our historic past!	Checked
TREES! - fixing plumbing in older neighborhoods caused by tree roots, while maintaninig the nature in older neighborhoods.	Checked
underlined preserve	Checked

POLICY DISCUSSION RESPONSES

POLICY 10:

Continue to be the "City of Choice" for entrepreneurs and development professionals by focusing on planning policy that promotes high quality development projects reviewed by City Staff with an unmatched level of service.

CHECKS: 79

COMMENTS: 52

RESPONSES:

RESPONSE	CHECKED?
Yes	-
Seems like an internal goal, not outward facing	-
completely crossed out	-
Sure. Innovative, creative, transformative companies are important to provide high quality jobs	-
Support small business development	Checked
By doing such shortens work commute significantly, expands TAX base, which hopefully keeps property taxes down & increase food/beverage & retail sales. Plus hi-quality developments attract better educated, financially responsible, more conscientious homeowners & residents. Noo more HUD housnig apts! Waters on Sunrise- already kinda slummy & extra RRPD resources assigned there	Checked
focus on growth of small businesses	Checked
Assist small businesses by making it easier to start	Checked
Promote development of spaces suitable for startups. build the ???system so they see RR as valid alternative to Austin	Checked
love growth- w/traffic plans	Checked
Make sure Round Rock has an adequate water supply	-
That all seem to be located in certain corridors- closest to Austin. might some be located throughout the city	-
Build a stronger entrepreneur ecosystem including spaces for new companies to quickly locate here when they first start to grow	Checked
Bring maximum \$ to community & attract great jobs = better schools = better desirable community	Checked
Needs to be pro-business & small-business too! The small business is backbone of America	Checked
with focus on employers so we can live, work & play in RR	-
very importatnt to attract clean growth	-
Review times should be of utmost importance at every stage. I feel like the beginning stages (flood studies, PUD development and annexation) tends to be overly lengthy	-
crossed out entirely	-
underlined development projects and unmatched level of services	-
So far so good. Dell. Prime outlets to offset Dell's change. Emerson. Kalahari-Jury is out.	-
City for residents	-
we don't need everyone to want to come here (residential or commercial)	-
Do not attempt to pick winners and losers. We will be the city of choice for entrepreneurs if we stay out of their way. Read about the garage startups of silicon valley	-
Development process without "veto" power from departments	-

POLICY DISCUSSION RESPONSES

POLICY 10 RESPONSES (CONTINUED):

RESPONSE	CHECKED?
Permit process needs to be quick	Checked
Maintain policies that put us in the position we are now	Checked
Good employers with jobs and tax base	Checked
RR appears to have unique opportunities in this area.	Checked
Need to consider quality of life for citizens not just developers. It is misleading to say transportation effects from Kalahari will be minimal, for example.	Checked
I didn't know we were the city of choice. Yes, please promote entepreneurship, business, co-working spaces, community interaction of professional interests + encourage large employers to build father north to reverse commute from Austin	Checked
Desirable places for businesses	Checked
more small businesses, less giant companies that are too large to fail	Checked
smart economic development choices to encourage jobs, but requiring fair tax requirements	Checked
Maybe city gardens, bring community together	Checked
Don't let them get away wittth not putting money into roads and other systems. Can't all be on taxpayers.	-
Attract more jobs to people don't need to commute to Austin	-
NO MORE TAX CREDITS FOR CORPORATIONS- especially without job guarantees	-
Small business, up start help incentives	Checked
Underlined "promotes high quality development."	Checked
We need to be careful not to throw away so many millions of dollars in tax revenue to attract business in an escalating war with P-ville, Georgetown, and other neighbors as well as state-wide and nationally.	Checked
Contined growth is important to any town that is wanting to become a thriving city	Checked
Push for empty areas like Robinson Ranch to be used for larger corporate campuses. This drives people and tax dollars to RR.	Checked
have the EDC promote startups as a target sector	Checked
but shift the focus to providing more diverse job opportunities that pay well. I would love to work where I live, but the salaries are not in line with the cost of living.	Checked
need to promote neighborhood plans for small grocery stores not super + super + super grocery stores	Checked
One area of focus should be on promoting/facilittaing tech connectivity- high -speed ??? and 5G. The communities that are tech-connected will leapfrong their peers in job creation and prosperity.	Checked
Important for our growth + economy, but I feel that a focus on policies that focus more highly on community inclusivity is more important	-
Attract other or local businesses and attract jobs. Maybe make cheap and affordable office spaces.	-
Yes.	-
Attracting technological companies and innovative public services.	Checked
This should also focus on increasing the number of jobs available	Checked

POLICY DISCUSSION RESPONSES

ADDITIONAL RESPONSES:

These responses reflect comments added in the “new policies” section on the back of the Planning Policy Discussion exercise.

RESPONSE
To maintain RR's, please promote clean industrial development, being mindful to protect citizens from negative traffic pollution and over development/highly concentrated development
Mass transit (Capital Metro) will become more critical- city should plan to provide increased transportation options
More parking downtown so that sidewalks could be wider
Encourage diversity, intersectionality, and interactions between generations, economic levels, and religions. RR is too white & conservative!
Maintain at least 20% open spaces for wildlife (or some reasonable %)
Provide close, safe, enriching spaces for children to play in all parts of the city
Encourage arts & entertainment in many forms to increase diversity awarenesss and interaction
Please put policies in place that will prevent Austin's homelessness population from infiltrating our city!
Solve traffic issues especially 70 with upcoming Kalahari
In NE Quadrant- need 4 way stop at N. Red Bud entrance to Paloma Lake + CR 117/CR 122
As evaluating traffic on AW Grimes, please address longterm zoning to remove chainlink fence storage areas directly North of 79
Increase east/west access between I-35 + 130 (old settlers & university have extreme congestion almost all day)
Preserve or restore natural habitat where possible, enhancing beauty and ecological value
SAFETY @ all schools esp. high schools. Kudos to RRPD- they are great!!
More schools in North east
Education/school development
limitation of non-family friendly businesses...bars, strip clubs, etc.
Souns/vibration remediation on AW Grimes/railroad, which now runs 24/7
I would like Round Rock to incorporate all the unincorporated holes. That way the city can grow without areas being left behind. Hopefully this leads to consistent future development
Add more state + city jobs for the citizens of Round Rock
Add more centers for kids to have resources-more affordable learning centers
Introduce tiny homes to Round Rokc for non HOA residents
encouragement of more parks throughout neighborhoods and better connected trails
Develop safe and affordable public transportation- light rail
Building wider roadways is not a good long term solution. At some point we have to say "enough." Don't make Round Rock a plae that people travel through in a hurry. Yes, need to address congestion- but not at the cost of quality of life for residents.
Incorporate more forests + natural areas into development plan
Consider utility demands prior to any major developments

POLICY DISCUSSION RESPONSES

ADDITIONAL RESPONSES (CONTINUED):

RESPONSE
Encourage development of more than 1,2,3 town centers with options to live-work-play in each of these town centers
Keep city gov friendly + policies + stds that are not onerous
prevent approval processes from being rigid + too lengthy- keep appropriate level of staffing at appropriate levels to be suff yet thorough unlike Austin
expand facilities to provide for youth & seniors to spend time; as we grow additional services of locations (buildings) will be neede
You've addressed policies, but not services. How sad
Do NOT get rid of those who have been here for many generations. We should value those who have historical value w/in our city not throw them away.
Sustainable transportation where one can travel to downtown, sueprmarkets, libraries, rec center, schools, etx. and not have to walk far to catch the transport or change to different lines to travel to different ares
Start meetings on time not 15 mins late
More affordable housing
More bus routes + bike lanes connect trails
Please DO NOT ALLOW SCOOTERS to be commercially introduced
We need a water policy for developers. No more st. Augustine.
Obviously R Rock is growing. For death investigations the justice of the peace sstem is already outdated and scary. We/Williamson county needs a medical examiner office or we need to join forces w/travis county.
Better recycling. Apartments don't have any recycling programs
Growth is inevitable, so is the rising crime rate (just sayin'). More cops + support staff! Ausitn police has a "property crime scene unit/civilian unit."
Bus Route 50 is a good start. Linking to Austin lite rail would be nice someday.
Add more city jobs/state jobs/government jobs for RR/wilco residents
Leave downtown round rock alone- you always have done enough- look at other areas of round rock that need attention
Balance growth with available funding for roads, schools & utilities
Lower density housing with more parks, trails, school areas.
We need a cultural district
reduce commuters to work- connect trail, bus, east/west roads
Resolve skyrocketing water cost. Look at reprocessing waste water into drinking water. Add gray use line to all new and some older neighborhoods.
Preserve old town areas
I'd like to see improvements to the appearance of RR along the I35 corridor and other major routes in to and out of RR

POLICY DISCUSSION RESPONSES

ADDITIONAL RESPONSES (CONTINUED):

RESPONSE
A much greater focus on planning ahead for our growth. This includes infrastructure improvements to roads, water, etc.
Move towards using renewable energy
Pass the cost of new infrastructure (water supply, waste treatment, schools, roadways, etc.) to developers. They can then include those costs in their prices for incoming residents + businesses. Why should longtime homeowners pay theyse costs, when the new demands are from new residents? Why should developers profit by passing on costs of bonds to existing homeowners? If this has the effect of slowing growth, so be it. Our quality of life diminishes as more _more land is diverted to road& parking and runoff/flooding intensifies as well. The demand for water alone is causing skyrocketing costs. The families brinigng in children should be paying for the new schools (let the developers pass that cost to them).
Consider the impact of climate change. Eg. more intense storms, new tropical diseases, temperature extremes, modications of floodplain, impact on vegetation + wildlife, etc.
Would like more parks, trails
enforce traffic laws
keep taxes affordable
Don't let businesses overrun residents
Protect quality of life for my older neighbors who just want their houses to last as long as their physical health. Don't force them to leave, don't force them to upgrade their houses, and don't force them to listen to loud bar music late at night.
should have split library into or NW and SE locations, not one main library again in crowded downtown
we need a train to austin area- light rail line for round rock, pflugerville, more ways to not have to always take ones own vehicle
Better trash/litter management + rodent population controls. Rodents causing lots of damage to homes + brings disease/health concerns. Just because they do not carry rabies , does not mean excuse to not address
Low taxes
Simple regulatory environment
Educational pluralism
Consider banning Dilbert-speak. It obscures subjects from public policy and communications
Look at zoning rules to be able to have neighborhood restaurants that we could walk to.
Encouragement of small grocery stores in different areas of town instead of 4 or 5 maega grocery stores if we truly want to make RR a mixed use community that is walkable
Public transportation system so that people don't to depend on cars to get somplace in RR
Brad Wiseman
A no panhandling and lotering - homeless camps building shelters
Keep entertainment areas out of neighborhoods!
Maintain small town feeling.

POLICY DISCUSSION RESPONSES

ADDITIONAL RESPONSES (CONTINUED):

RESPONSE
MAINTAIN the small town feel of RR through retaining open, UNdeveloped green space. DO NOT develop or build on all green space. Leave it wild & beautiful to retain quality of life & HABITAT for wild animals & birds.
Provide convenient, cheap public transportation to SE RR (Forest Creek Area) that goes to Medical facilities, and cultural activities
Our park system is awesome, but it could be 2nd to none! We continue to use land for commercial purposes but why is this land not being used to promote community togetherness/ wellbeing by building a park or community garden?
Plan for better transportation mass amount of people before it gets out of hand. We have water resort, rugby, baseball, technology comin g to RR and it already is bottle neck traffic to get out to I35, Mopac or etc. Don't want toll roads and more roads
want a train or some sort of rail. Austin is becoming for rich. Must have car, car insurance, maintain car, toll tag, gas, to get to work in Austin. And then 'weekends' Round Rock does not offer bus service currently to ride #50 bus to train station. visitors must have a car.
Type of land use do you think RR - Event center to bring concerts like Cedar Park has
FAR HIGHER RESTRICTIONS ON NEW APARTMENT ZONEING AND CONSTRUCTION. THE NARRATIVE IMPACT OF HEAVY POPULATION DENSITY FAR OUTWEIGHS ANY BENEFITS GAINED.
PROVIDE MORE GREENBELTS CONNECTING NEIGHBORHOOD WITH A FOCUS ON WATERWAYS AND CREEKS.
We need our new library fast!
Consider adding a cultural arts center to promote cultural awareness and appretiation.
We need to have a solid plan for growth that not only includes traffic & housing- but how we are going to pay for it- where will we get water & electricity in the future? Where will we take our trash?
Support transit expansion (use the rail thru Robinson Ranch). Extend Red Line into RR.
Add more forms of effective public transport such as railways, buses, and carpool opportunities for residents
Larger space for arts & entertainment events.
Restrict height near residential areas to reduce the prospect of "we're watching you" feelings
Limitation on bars in the area. Do not want RR to become Austin & its liberal attitudes.
Enforce zoning plans/maps to protect residents that made purchasing decisions of adjacent or nearby properties based on those zoning plans/maps.
What should we be looking at to perserve RR's farms + ranches. They are being pushed out. How can we save?
Everything is focusing on building. What is being focused on to find areas to protect + preserve.
When building new buildings stay within RR's historical roots. No modern looking buildings.
NO MORE LIGHTS !!!
Stay on top of raising crime rate. More cops + civilian support.

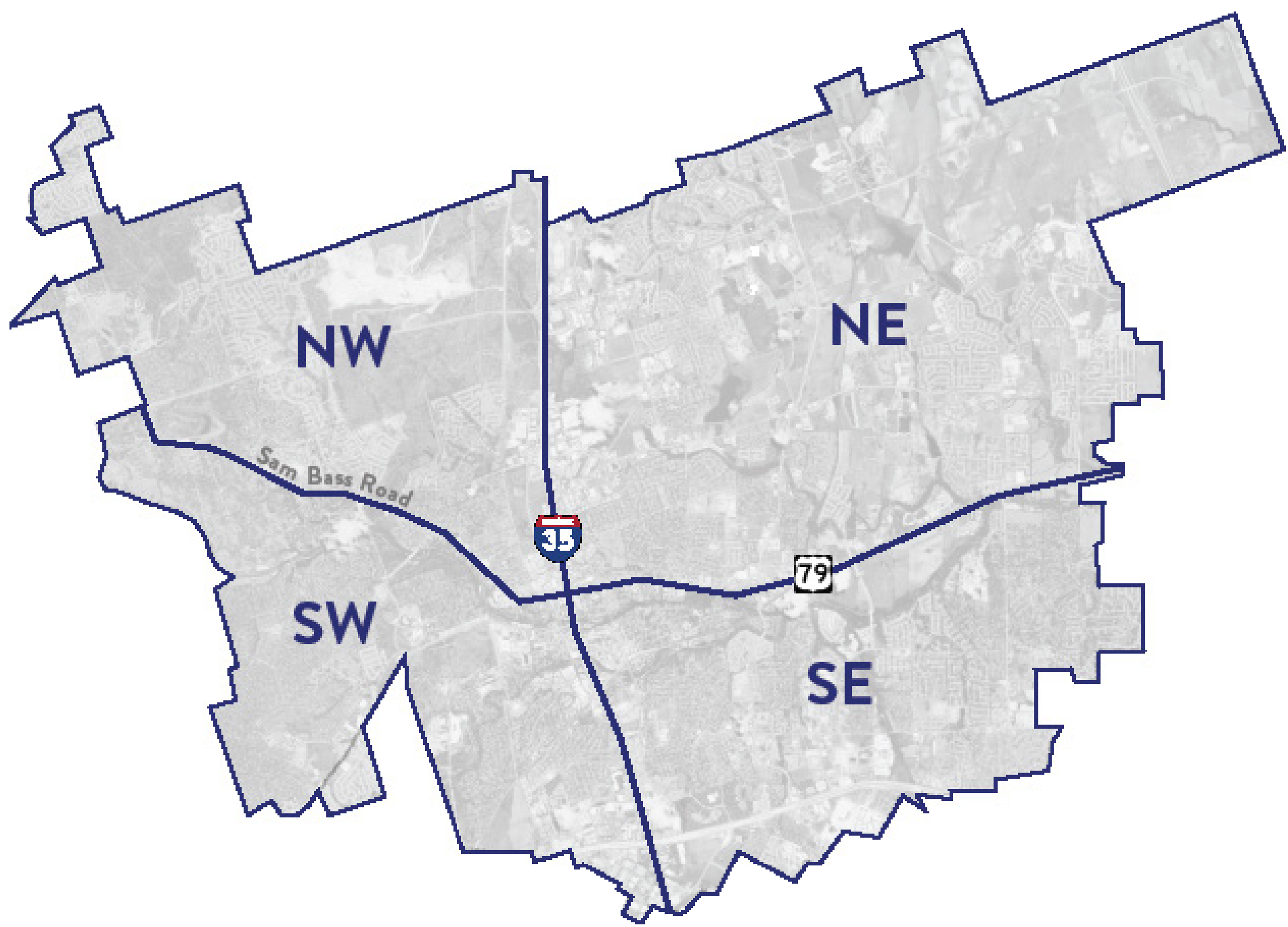
POLICY DISCUSSION RESPONSES

ADDITIONAL RESPONSES (CONTINUED):

RESPONSE
MAINTAIN AND CAPITALIZE ON OUR BAT POPULATION. Bats are a free way to reduce mosquito and they are also pollinators of crops. There is a large green lot on McNeil near the "Bat bridge" and that could be an important tourist attraction. Round Rock should look at the resources we HAVE before paying to import other businesses from other states.
Green spaces- parks that have trees, landscaping, not more sports fields
You may also be interested in Dell's recent research into how the world will be different in 2030 due to emerging technologies and the human-machine partnerships (google "Dell realizing 2030") A couple of key takeaways: 1 change will only increase, impacting our workforce, education systems, healthcare, mobility, etc and 2: those communities/regions/governments that recognize and enforce the potential of such emerging technologies will leapfrog their peers, while those that do not will fall behind. Happy to talk further.
Annexation of the ETJ's like Fern Bluff and Brushy Creek.
There needs to be a comprehensive energy/ watter plan. How to implement green energy practices in existing buildings, in new developments, etc. Encourage water conservation practices
Intorduce a comprehensive green energy policy in both development & transportation
Plans to use renewable energy require space planning out for the energy demands from current & future demand is important as electric car, lights & building need energy
Maintain schools better. For example, the cleanliness could use some work. Also the hours and work load is too much for me personally.
A lot of people mention safety in RR, but I often don't feel safe going to my car in downtown after volunteering (bars, not many lights)
Recreational dance, arts, cooking etc creates more city jobs + brings profit to the city, and enjoyment for residents
Better landscaping, less water usage
Better law enforcement around school zones or in general add stop signs and make all stoplights have equal wait time b/c the one by goodwill leading from Downtown RR is slow
Sam Bass rd should add more lanes because it is hard to get out of my neighborhood b/c there is two (only) lanes
Amenities, activity centers, in Southwest RR
Innovative and convenient public areas, community centers etc.
Change in development: End mandatory limestone faces on buildings. It complicates development and is often executed poorly.

The Southeast meeting was the first in a series of four quadrant meetings and took place on February 5, 2019 from 6:00-8:00PM in the Allen R. Baca Center Grand Ballroom. The meeting was attended by 113 members of the community, which was higher than any previous comprehensive planning public meeting the City had held in the past. The high attendance led to the City moving all other quadrant meetings to the Baca Center to accommodate the high turnout.

At the meeting, attendees were shown an introductory “What is a comprehensive plan?” presentation before starting a series of three exercises. The first exercise comprised of a series of open-ended questions, which attendees wrote their answers on stickers and placed them on boards. They then had the opportunity to place dots to agree with other answers. The second exercise was focused on getting the public involved in the policy-making process. Attendees were given a list of ten draft policies for the next decade that they could edit, comment on, and prioritize. They were also given the opportunity to create their own. The third exercise was a live polling exercise in which attendees could answer questions and immediately see how other people in the community answered.



The following is a summary of the exercise board and live polling responses from the Southeast quadrant. Policy exercise data is available seperately. All public input information will be available as an appendix to the comprehensive plan, Round Rock 2030.

EXERCISE BOARD RESPONSES

Today, Round Rock is...

- Friendly and diverse
- Needing to focus on transportation
- A good place to live, work, and raise a family

Tomorrow, Round Rock will be...

- A leader in protecting our environment
- Progressive
- In 2030, Round Rock will have more people, more traffic, maybe a water problem

What do you like about your quadrant?

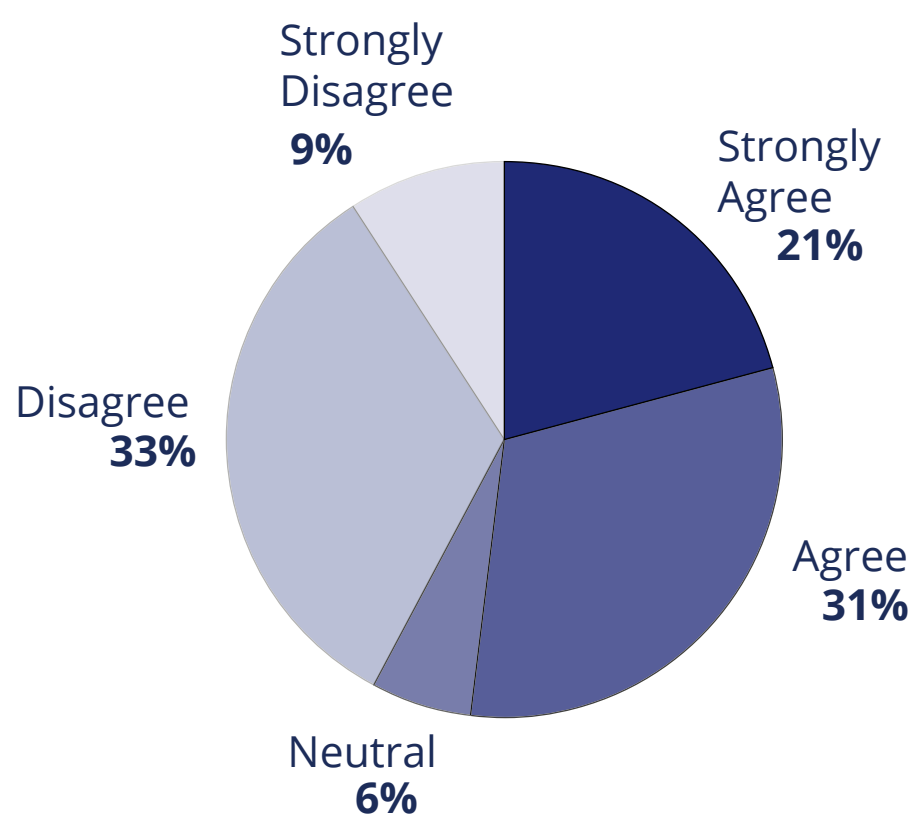
- Historic Main Street! Play for All Abilities! Historic architecture + homes. Music on Main. RR Library.
- It is safe and has good residents who care about the community and the people; it has good schools
- Still feels a bit rural, homes/trees/families/large lots

What could improve your quadrant? Describe your idea and its benefits.

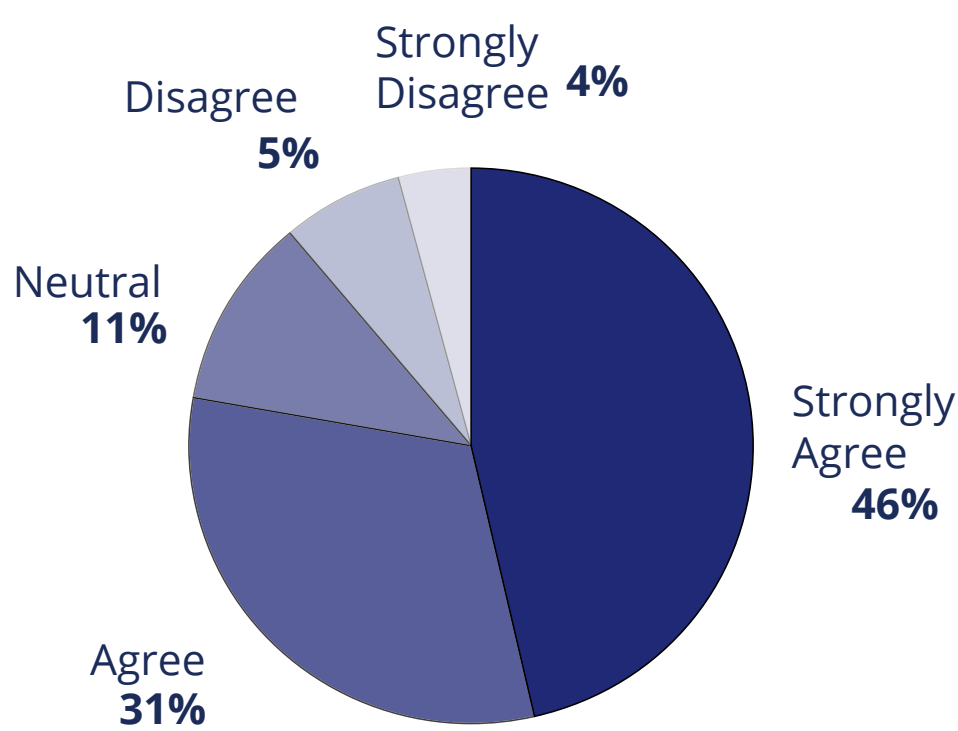
- Widen Red Bud Lane by HEB
- More affordable housing close to public transportation, more bus stops, bus stops that directly connect to Austin stops
- Mixed use development

POLLING RESPONSES

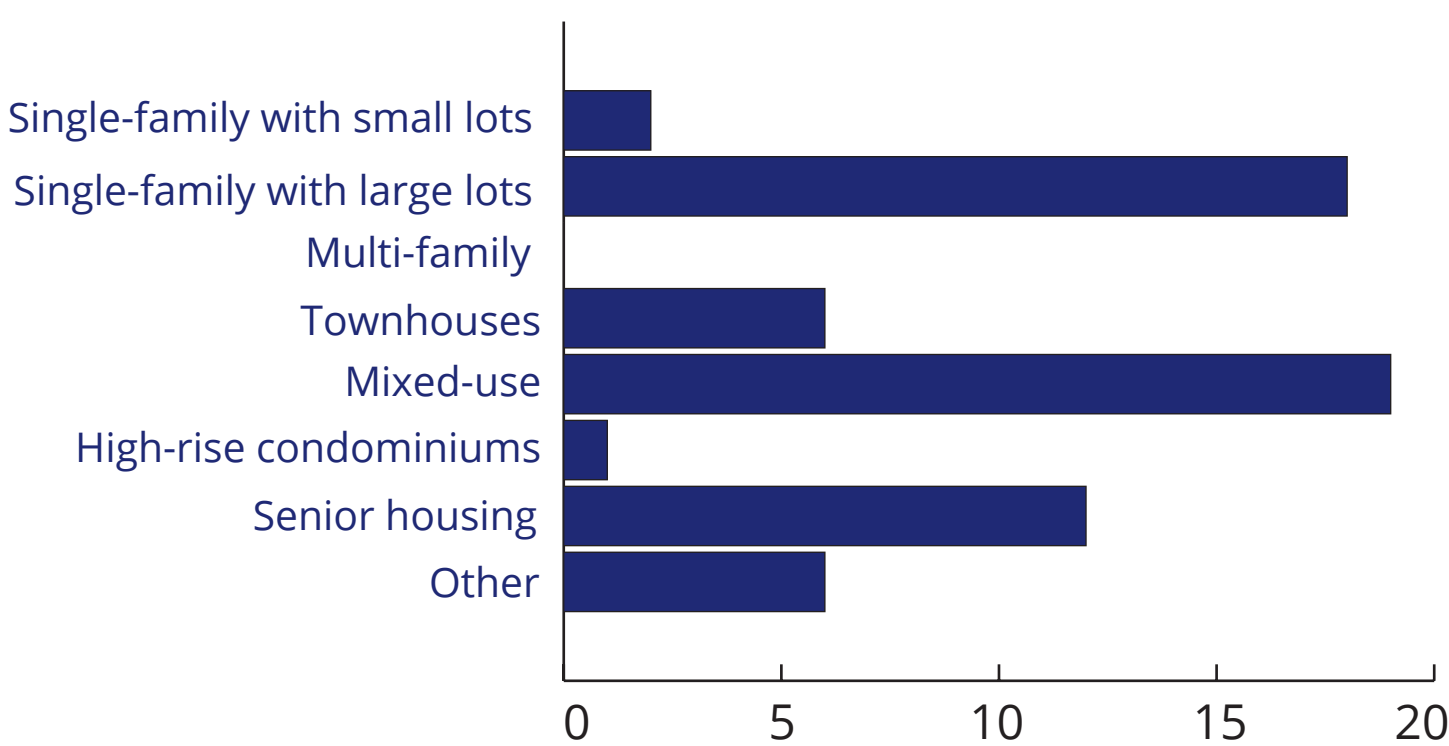
Round Rock has enough housing choices for me to be able to up-size or down-size throughout my life without having to leave Round Rock.



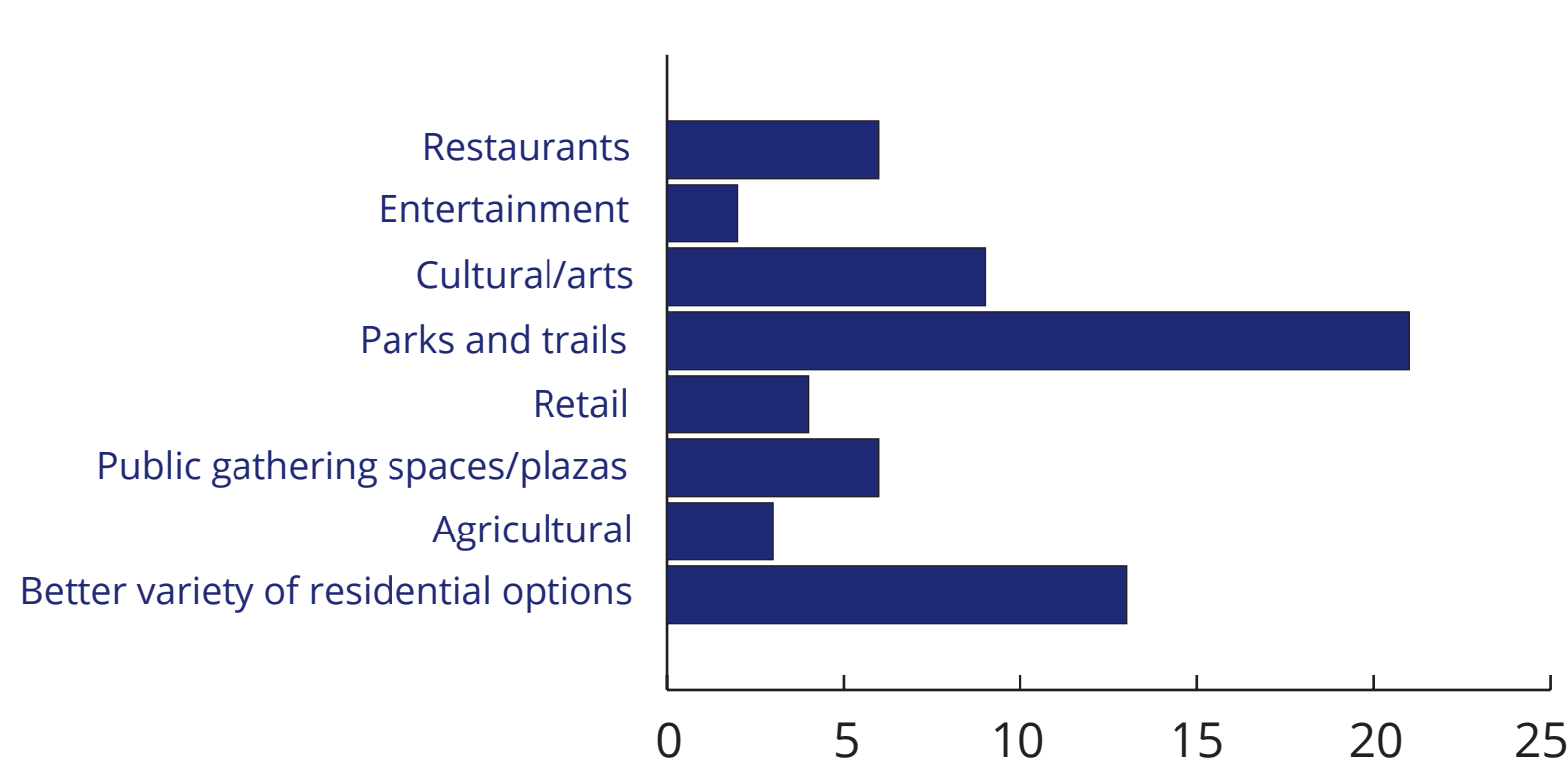
Some new developments are planned so that people can live, work, shop, and dine in a pedestrian-friendly area. How strongly do you agree this type of development is good for Round Rock?



Which type of new housing developments would you like to see built in Round Rock?



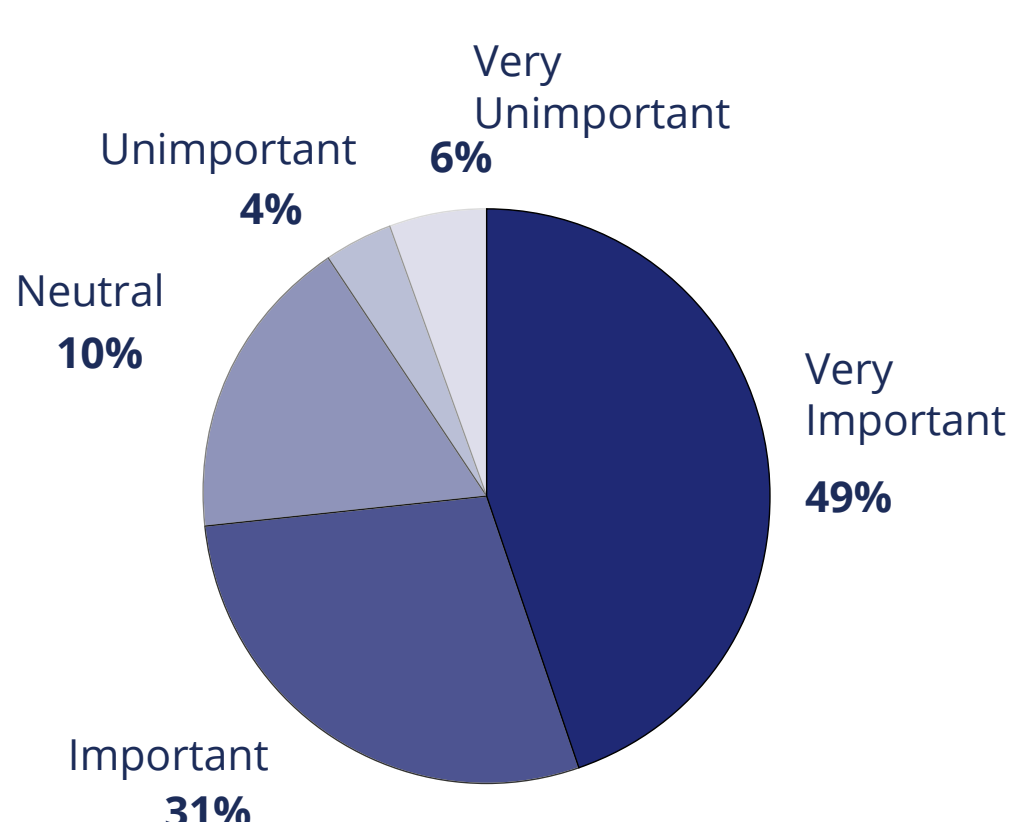
Compared to what the City has now, what type of land use do you think Round Rock needs more than any other?



Aside from traffic, what do you think are the biggest issues Round Rock will face in the next ten years?

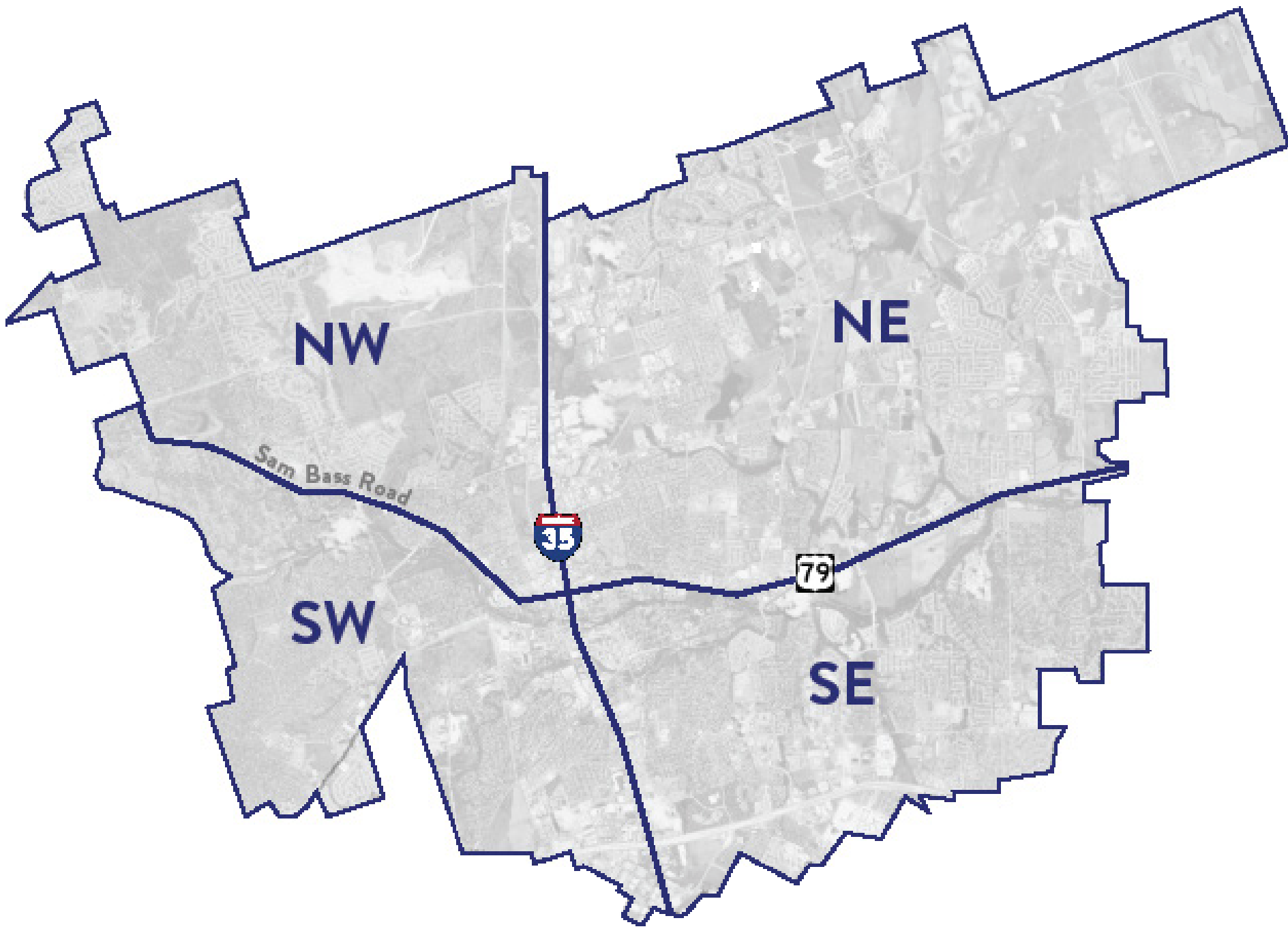


How important are alternative modes of transportation besides cars to increase travel options in Round Rock?



The Northeast meeting was the second in a series of four quadrant meetings and took place on February 12, 2019 from 6:00-8:00PM in the Allen R. Baca Center Dining Room. The meeting was attended by 65 members of the community.

At the meeting, attendees were shown an introductory “What is a comprehensive plan?” presentation before starting a series of three exercises. The first exercise comprised of a series of open-ended questions, which attendees wrote their answers on stickers and placed them on boards. They then had the opportunity to place dots to agree with other answers. The second exercise was focused on getting the public involved in the policy-making process. Attendees were given a list of ten draft policies for the next decade that they could edit, comment on, and prioritize. They were also given the opportunity to create their own. The third exercise was a live polling exercise in which attendees could answer questions and immediately see how other people in the community answered.



The following is a summary of the exercise board and live polling responses from the Southwest quadrant. Policy exercise data is available seperately. All public input information will be available as an appendix to the comprehensive plan, Round Rock 2030.

EXERCISE BOARD RESPONSES

Today, Round Rock is...

- Congested with traffic
- Trying too hard to be a big city
- A great place to live, work, raise a family

Tomorrow, Round Rock will be...

- A community that has preserved its character and is distinct from Austin and still offers opportunity to work + play in RR
- A vibrant city that recognizes its historic past and buildings, past and present
- A hip, exciting, culturally diverse community still oriented to family

What do you like about your quadrant?

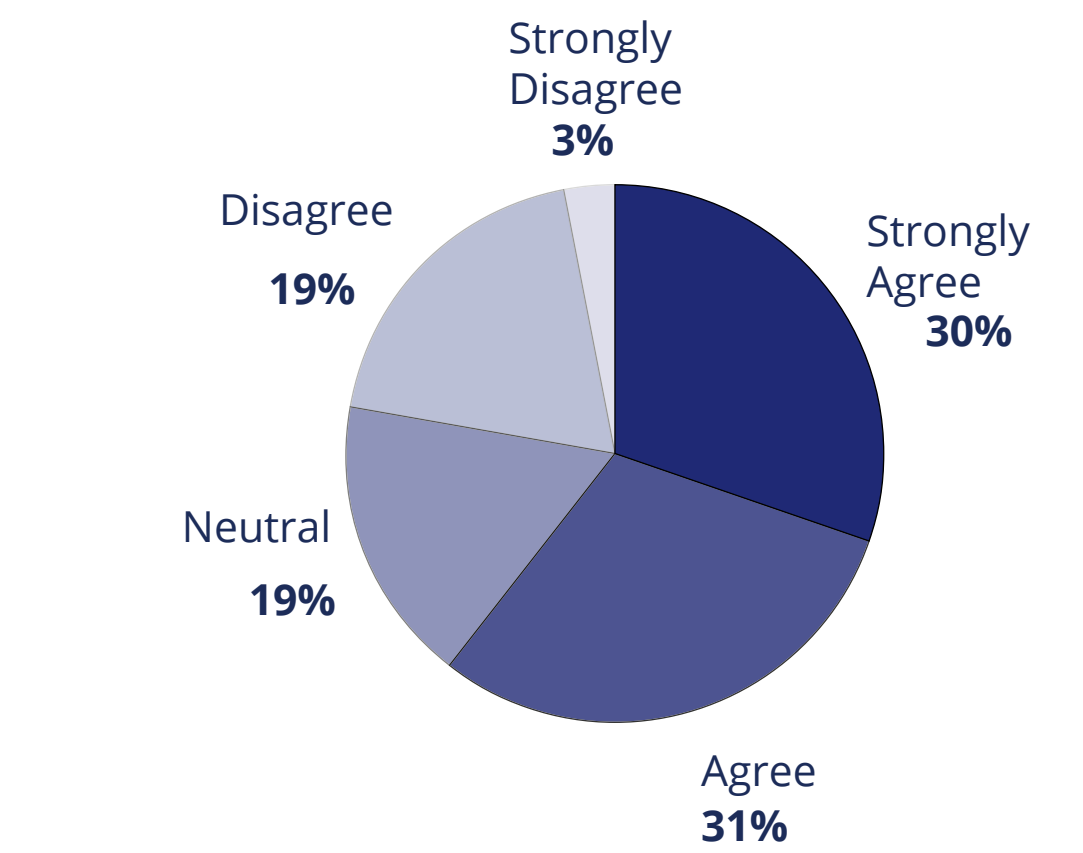
- Historic old town area w/museum, etc.
- Historic old town recognition, trails, parks, etc.
- Schools, no HOA, and pride in neighborhood friendliness

What could improve your quadrant? Describe your idea and its benefits.

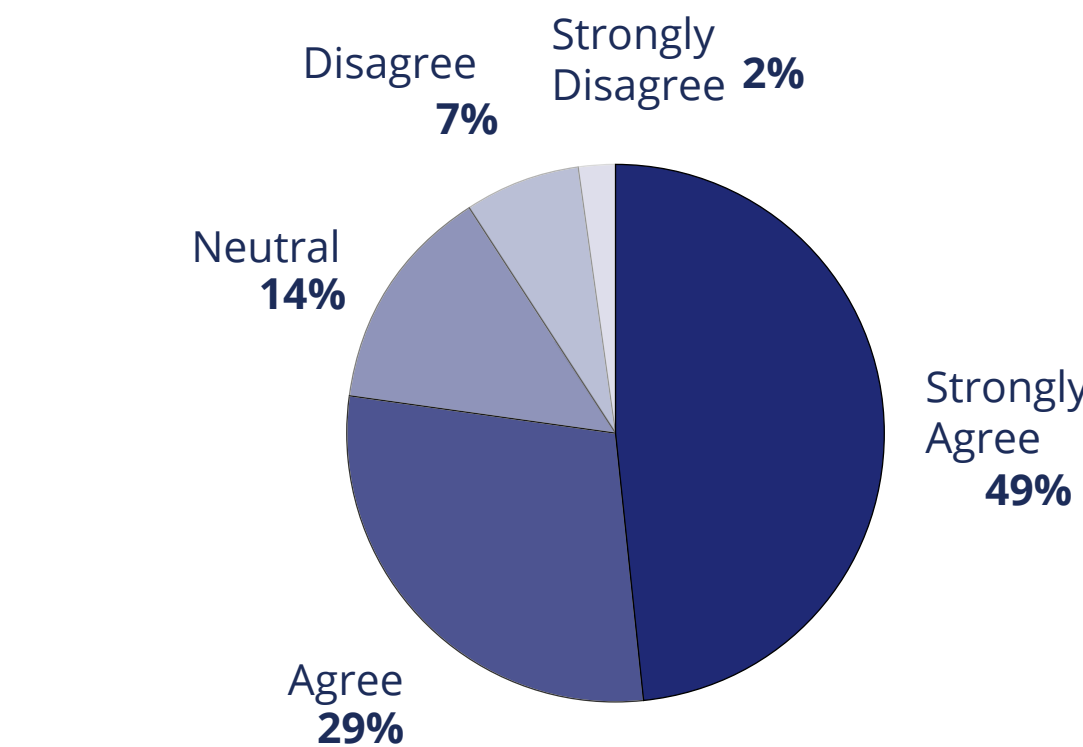
- More lighting and crosswalks
- Protection of old town area
- Connect it with the larger RR trail system

POLLING RESPONSES

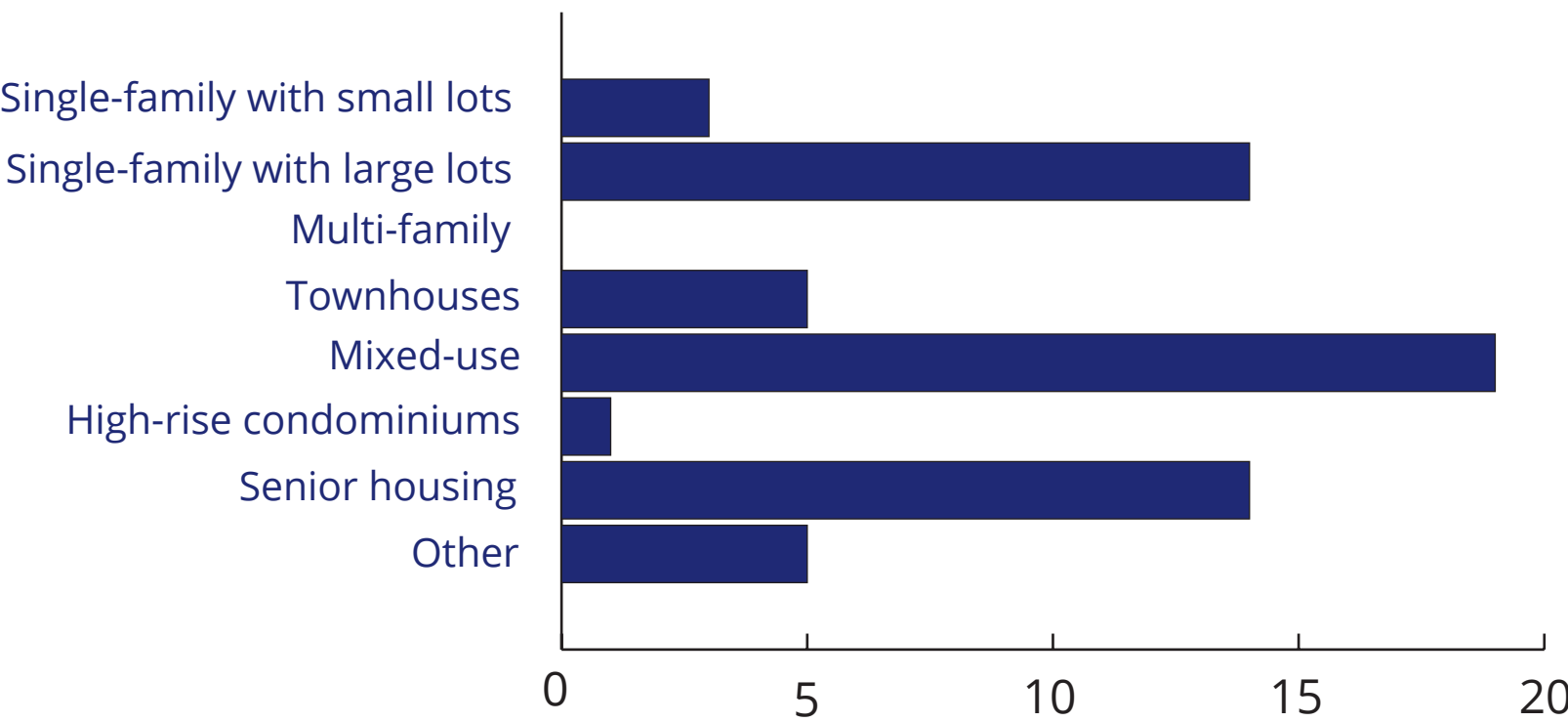
Round Rock has enough housing choices for me to be able to up-size or down-size throughout my life without having to leave Round Rock.



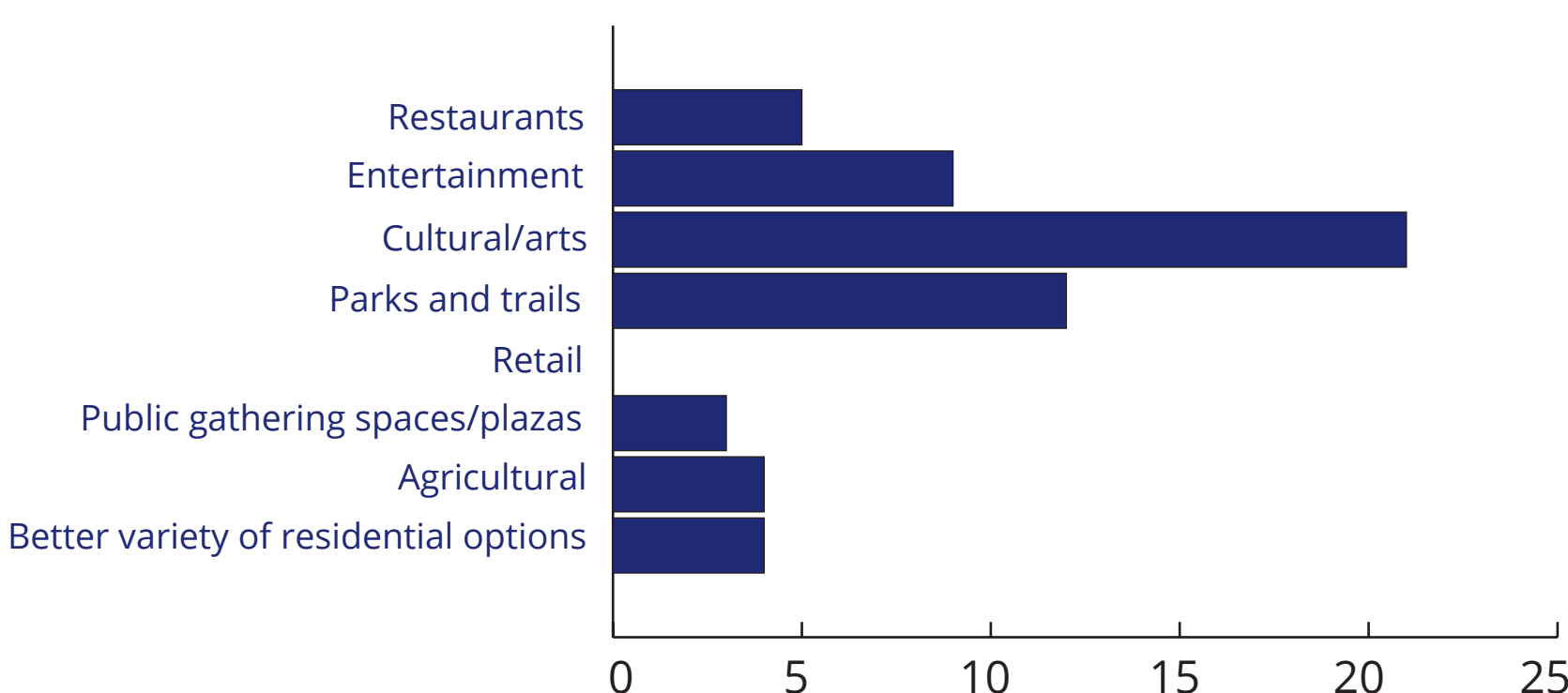
Some new developments are planned so that people can live, work, shop, and dine in a pedestrian-friendly area. How strongly do you agree this type of development is good for Round Rock?



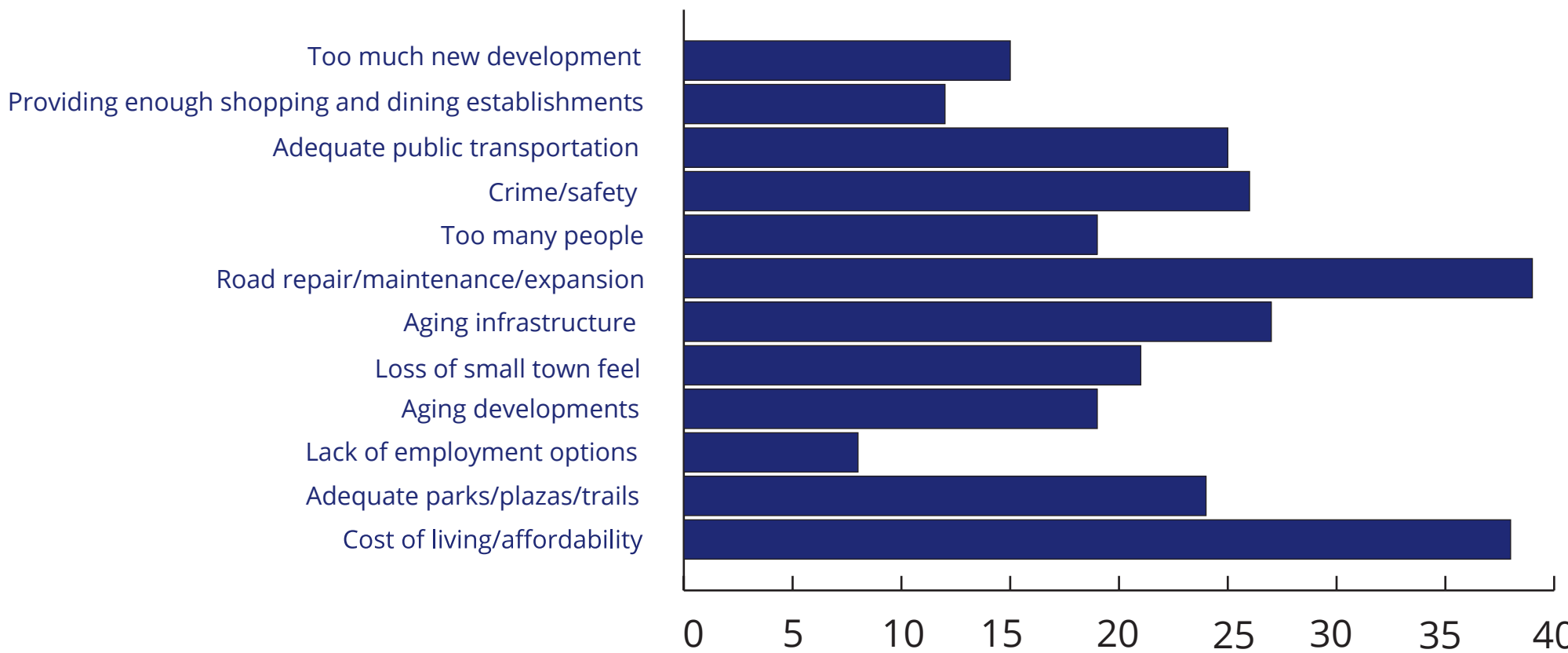
Which type of new housing developments would you like to see built in Round Rock?



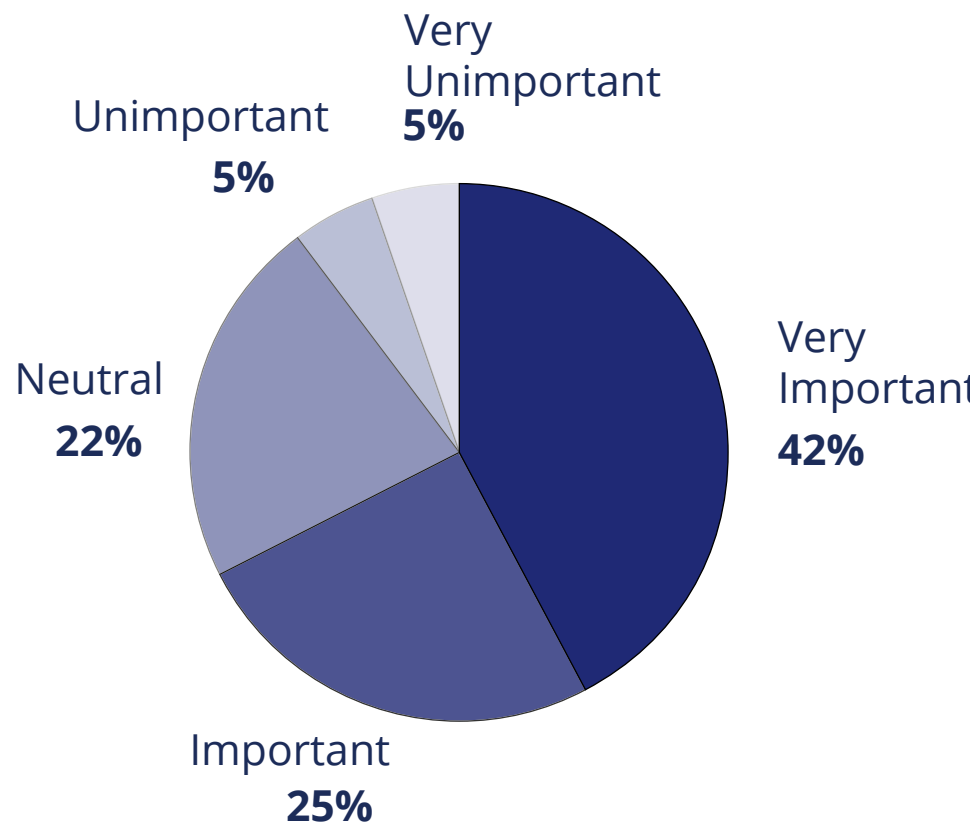
Compared to what the City has now, what type of land use do you think Round Rock needs more than any other?



Aside from traffic, what do you think are the biggest issues Round Rock will face in the next ten years?

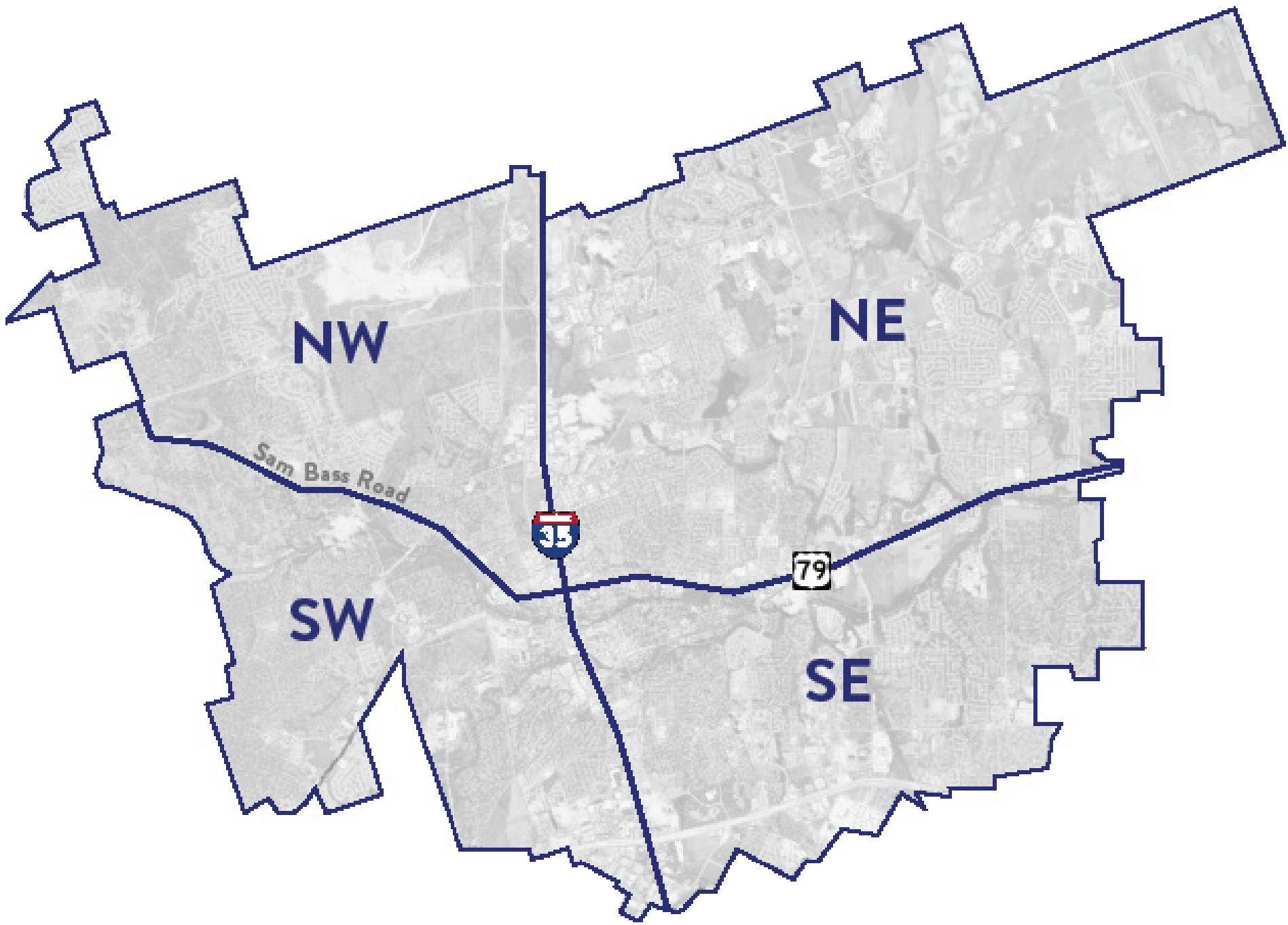


How important are alternative modes of transportation besides cars to increase travel options in Round Rock?



The Northeast meeting was the third in a series of four quadrant meetings and took place on February 26, 2019 from 6:00-8:00PM in the Allen R. Baca Center Dining Room. The meeting was attended by 74 members of the community.

At the meeting, attendees were shown an introductory “What is a comprehensive plan?” presentation before starting a series of three exercises. The first exercise comprised of a series of open-ended questions, which attendees wrote their answers on stickers and placed them on boards. They then had the opportunity to place dots to agree with other answers. The second exercise was focused on getting the public involved in the policy-making process. Attendees were given a list of ten draft policies for the next decade that they could edit, comment on, and prioritize. They were also given the opportunity to create their own. The third exercise was a live polling exercise in which attendees could answer questions and immediately see how other people in the community answered.



The following is a summary of the exercise board and live polling responses from the Northeast quadrant. Policy exercise data is available seperately. All public input information will be available as an appendix to the comprehensive plan, Round Rock 2030.

EXERCISE BOARD RESPONSES

Today, Round Rock is...

- A suburb of Austin over-run with apartments
- Nice place to live
- Nice city with issues with transportation along its major arteries

Tomorrow, Round Rock will be...

- Keep downtown friendly, pedestrian safe + involved w/events including parades
- A shining example of what happens when a small town thoughtfully grows
- A busy community, with busy roads and neighborhoods in need of maintenance

What do you like about your quadrant?

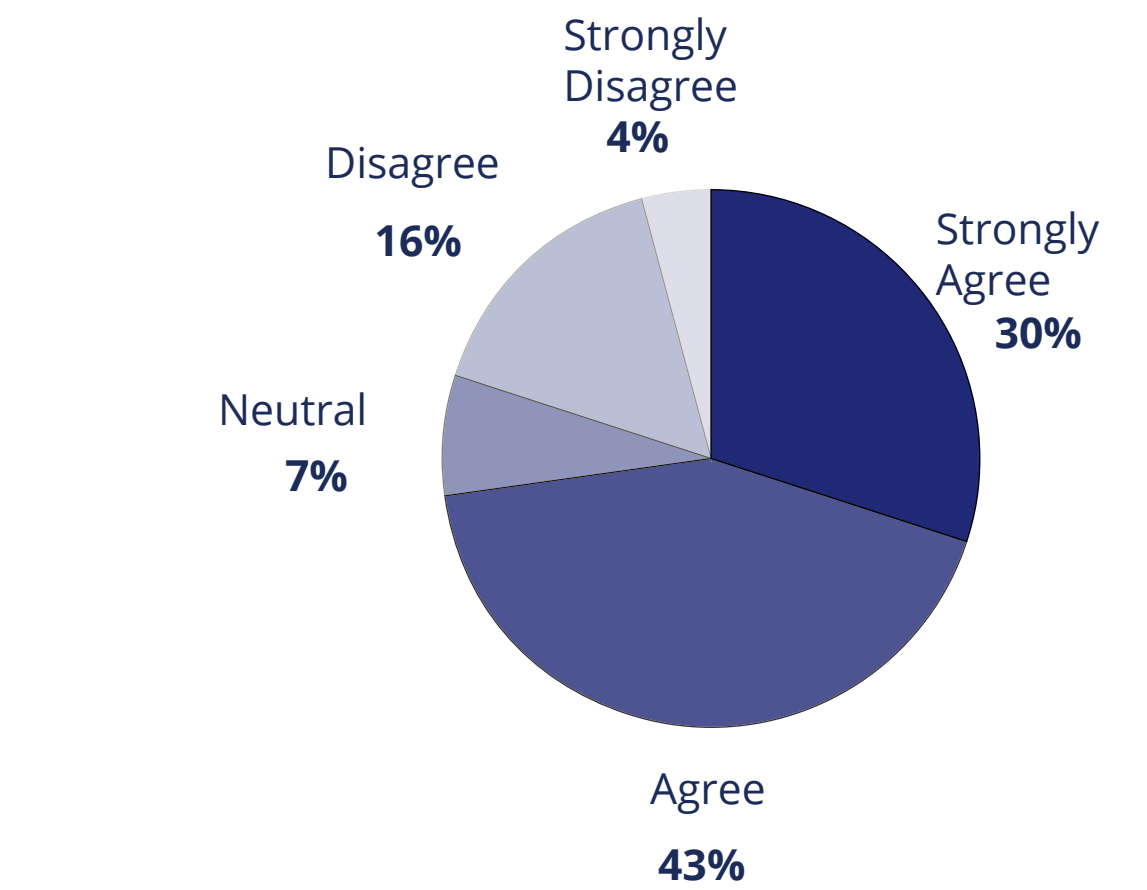
- Old Settlers Park
- It still has the feel of a small town with some undeveloped space
- Excellent location- close to everything in RR- shopping, entertainment, medical, etc. Friendly, integrated older neighborhoods.

What could improve your quadrant?
Describe your idea and its benefits.

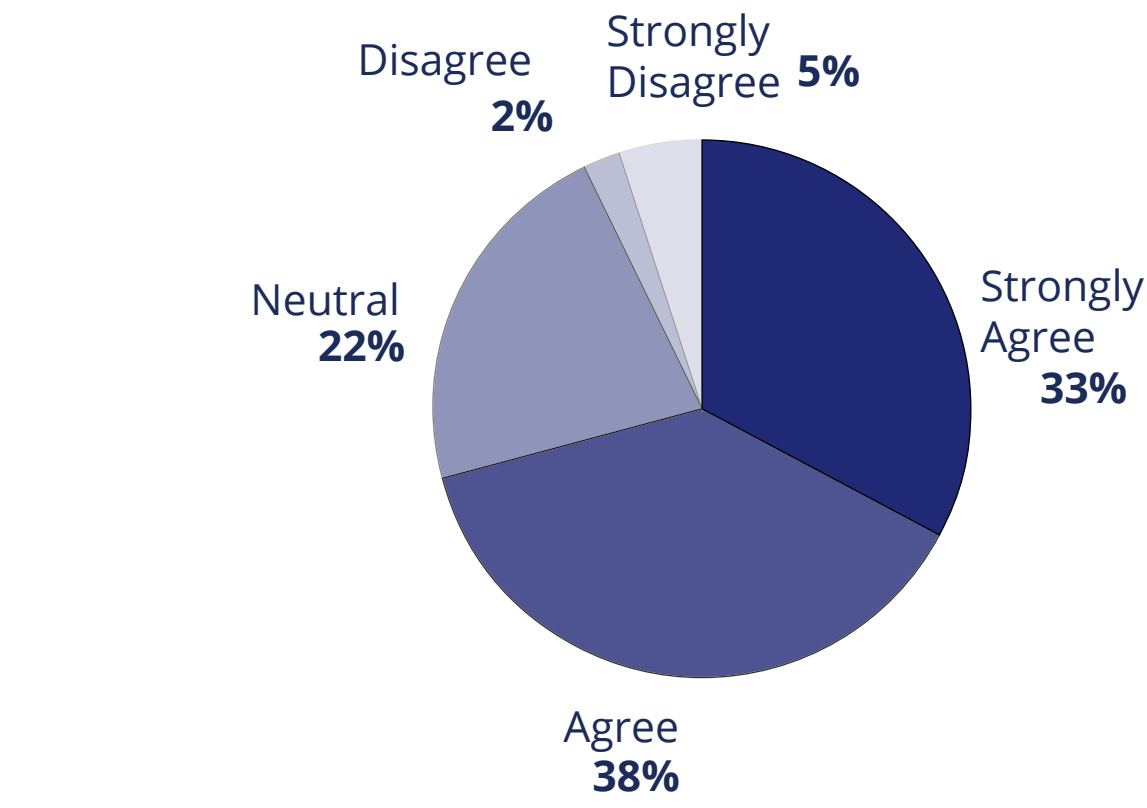
- Less traffic on 79 & AW Grimes
- Better coordination of sidewalks + lights
- Neighborhood rejuvenation

POLLING RESPONSES

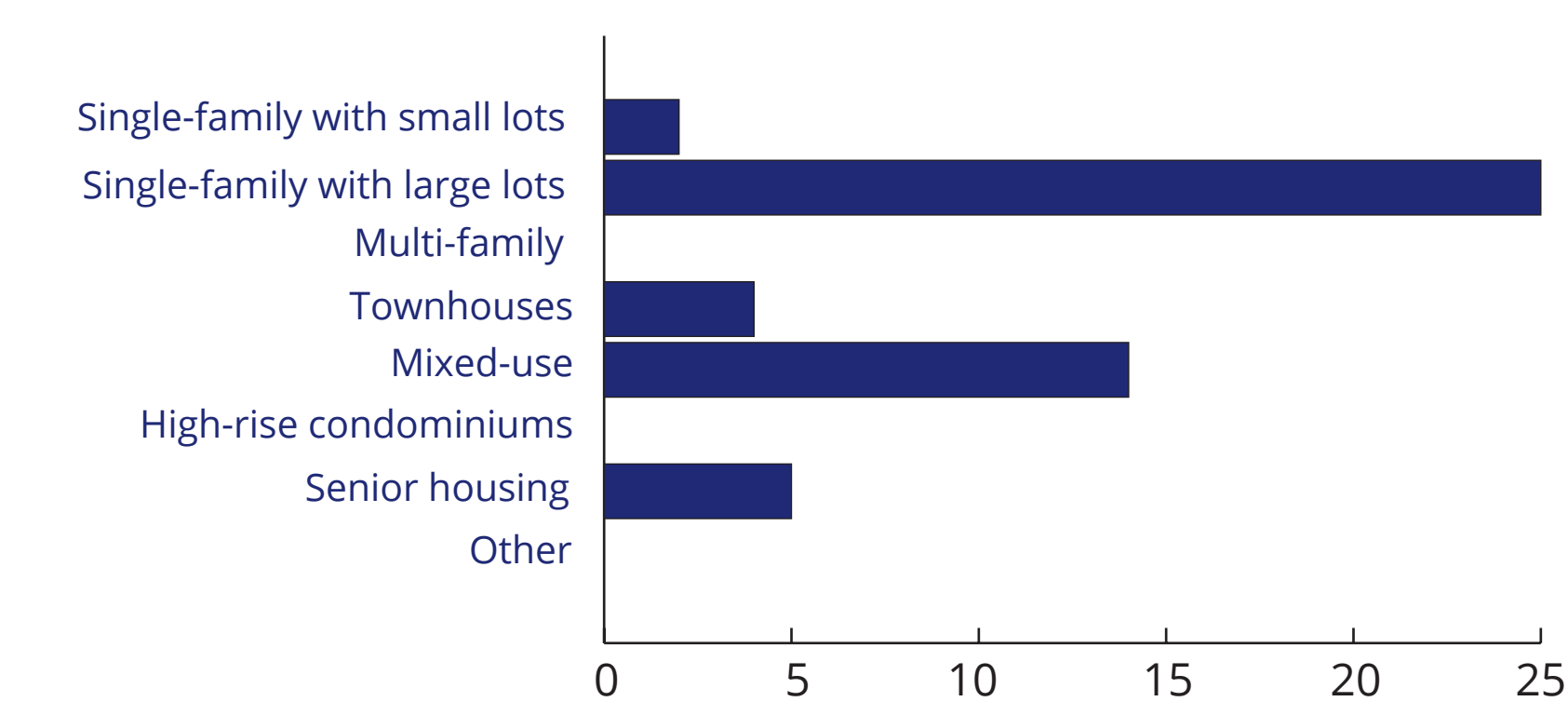
Round Rock has enough housing choices for me to be able to up-size or down-size throughout my life without having to leave Round Rock.



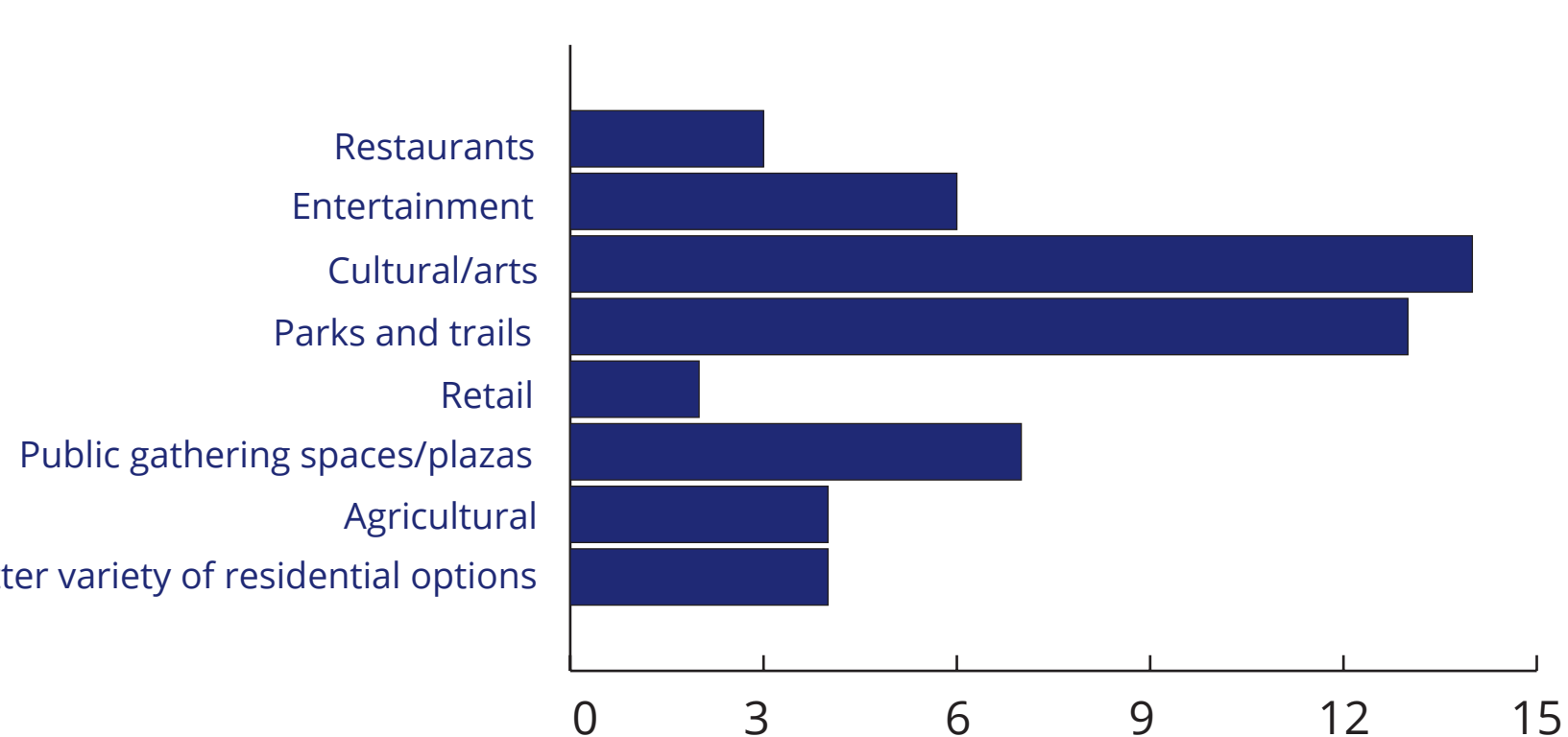
Some new developments are planned so that people can live, work, shop, and dine in a pedestrian-friendly area. How strongly do you agree this type of development is good for Round Rock?



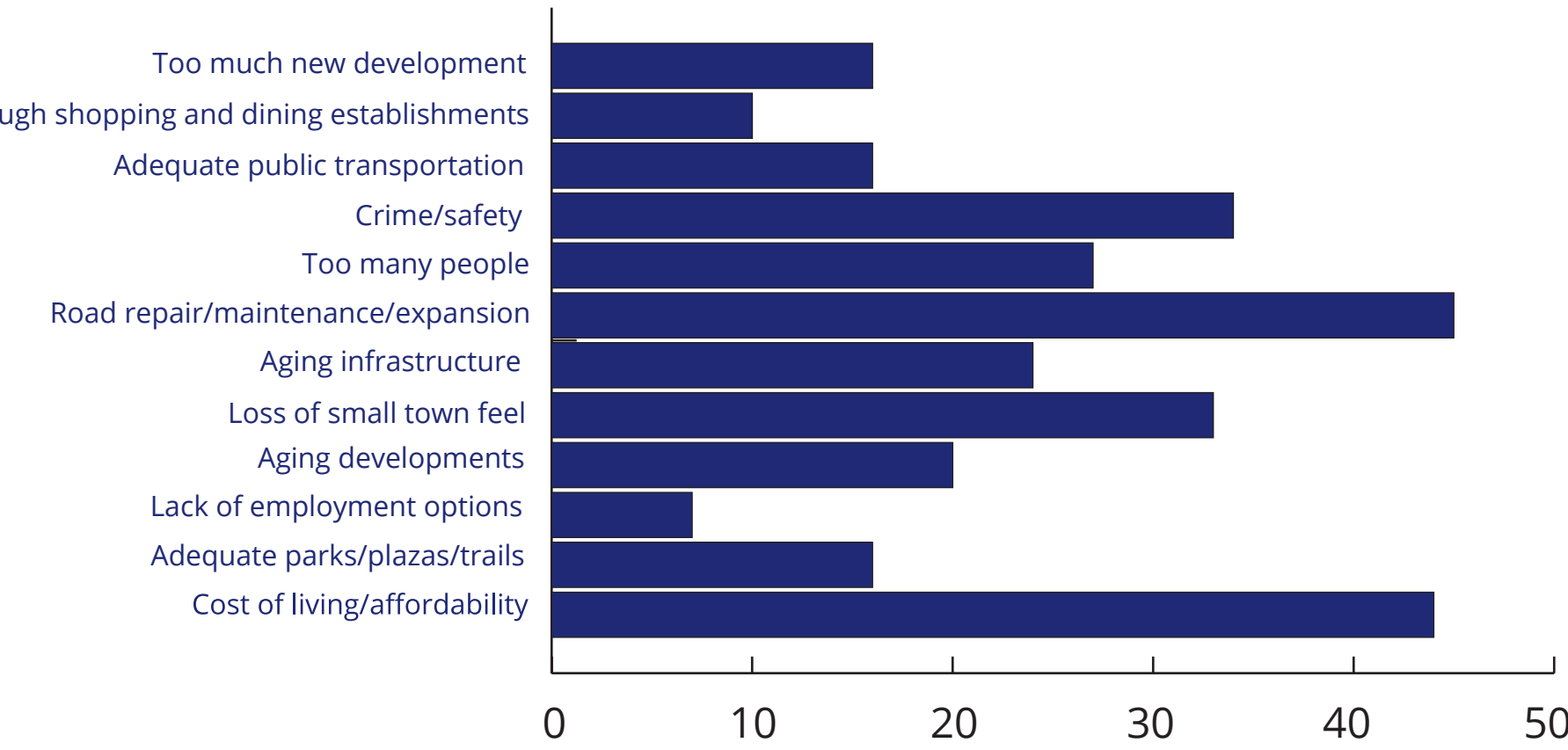
Which type of new housing developments would you like to see built in Round Rock?



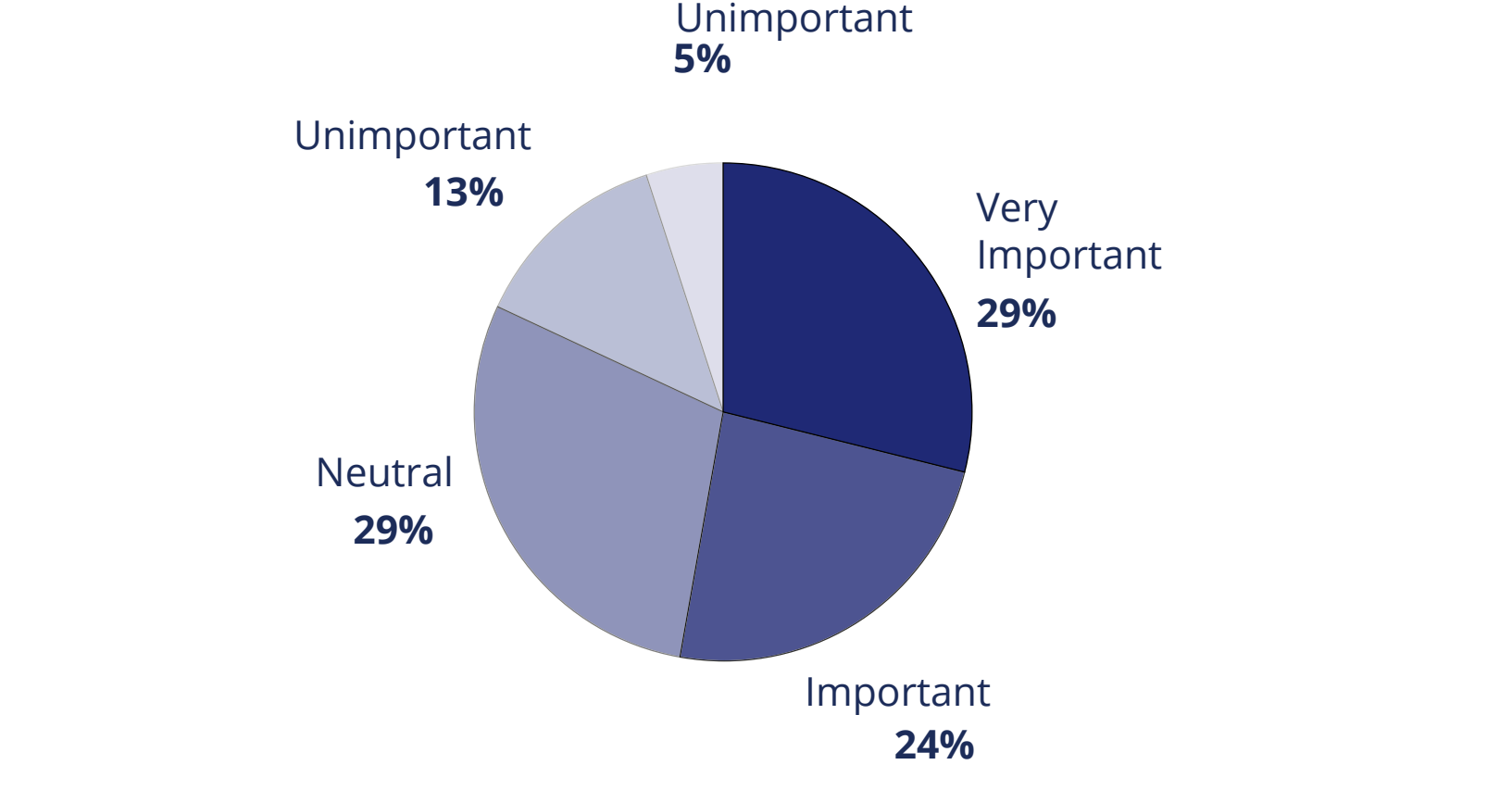
Compared to what the City has now, what type of land use do you think Round Rock needs more than any other?



Aside from traffic, what do you think are the biggest issues Round Rock will face in the next ten years?

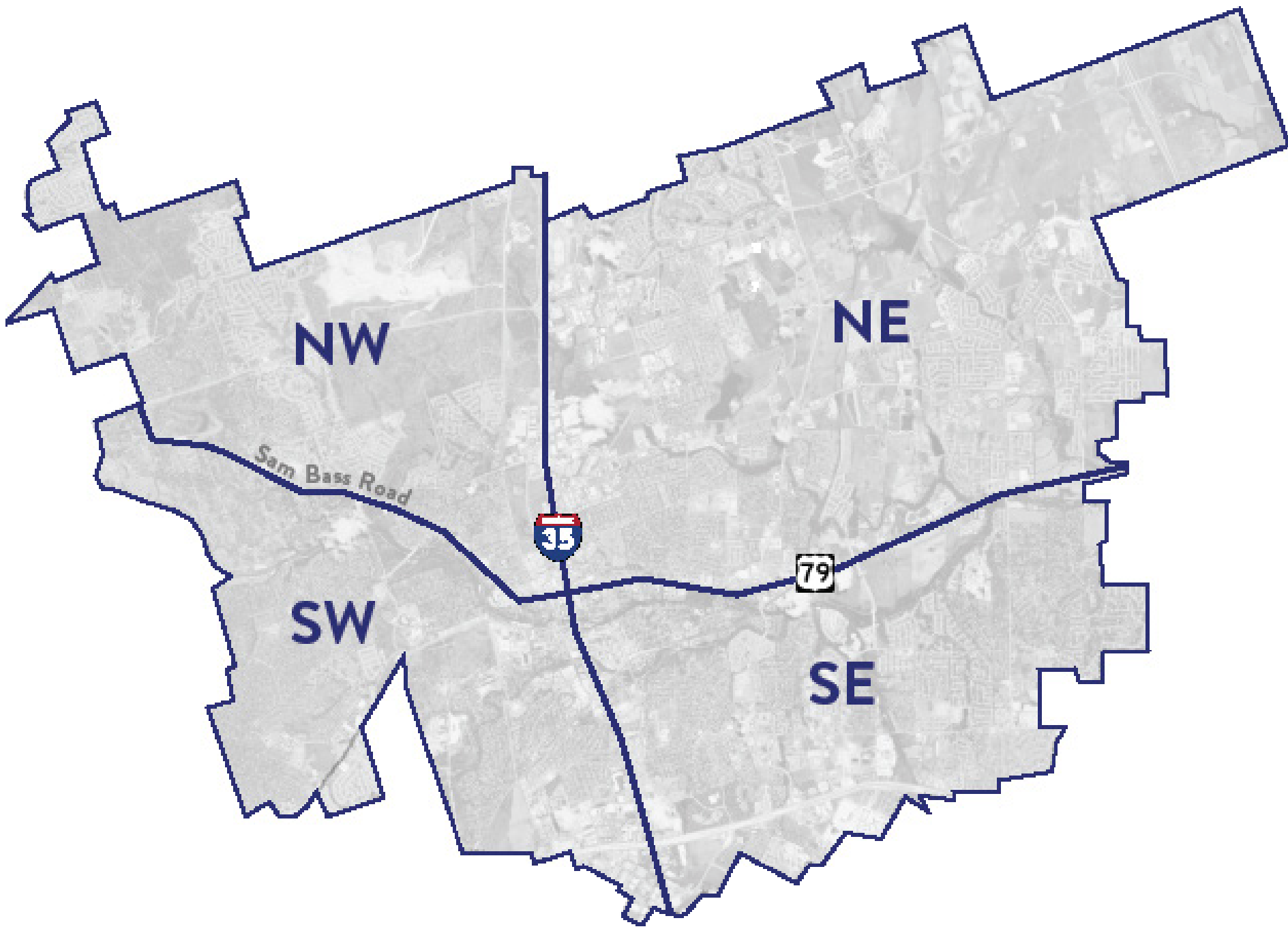


How important are alternative modes of transportation besides cars to increase travel options in Round Rock?



The Northeast meeting was the fourth in a series of four quadrant meetings and took place on March 5, 2019 from 6:00-8:00PM in the Allen R. Baca Center Dining Room. The meeting was attended by 47 members of the community.

At the meeting, attendees were shown an introductory “What is a comprehensive plan?” presentation before starting a series of three exercises. The first exercise comprised of a series of open-ended questions, which attendees wrote their answers on stickers and placed them on boards. They then had the opportunity to place dots to agree with other answers. The second exercise was focused on getting the public involved in the policy-making process. Attendees were given a list of ten draft policies for the next decade that they could edit, comment on, and prioritize. They were also given the opportunity to create their own. The third exercise was a live polling exercise in which attendees could answer questions and immediately see how other people in the community answered.



The following is a summary of the exercise board and live polling responses from the Northwest quadrant. Policy exercise data is available seperately. All public input information will be available as an appendix to the comprehensive plan, Round Rock 2030.

EXERCISE BOARD RESPONSES

Today, Round Rock is...

- A friendly place to raise a family
- A city that is quickly becoming unaffordable for many families
- A great place for my family with the best schools/police/fire/library

Tomorrow, Round Rock will be...

- A vibrant, more diverse set of people with more opportunity to engage with the arts
- RR will continue to expand, struggle with traffic, but maintain a hometown atmosphere in a large city
- Home, school, community, convenience, everything my family needs

What do you like about your quadrant?

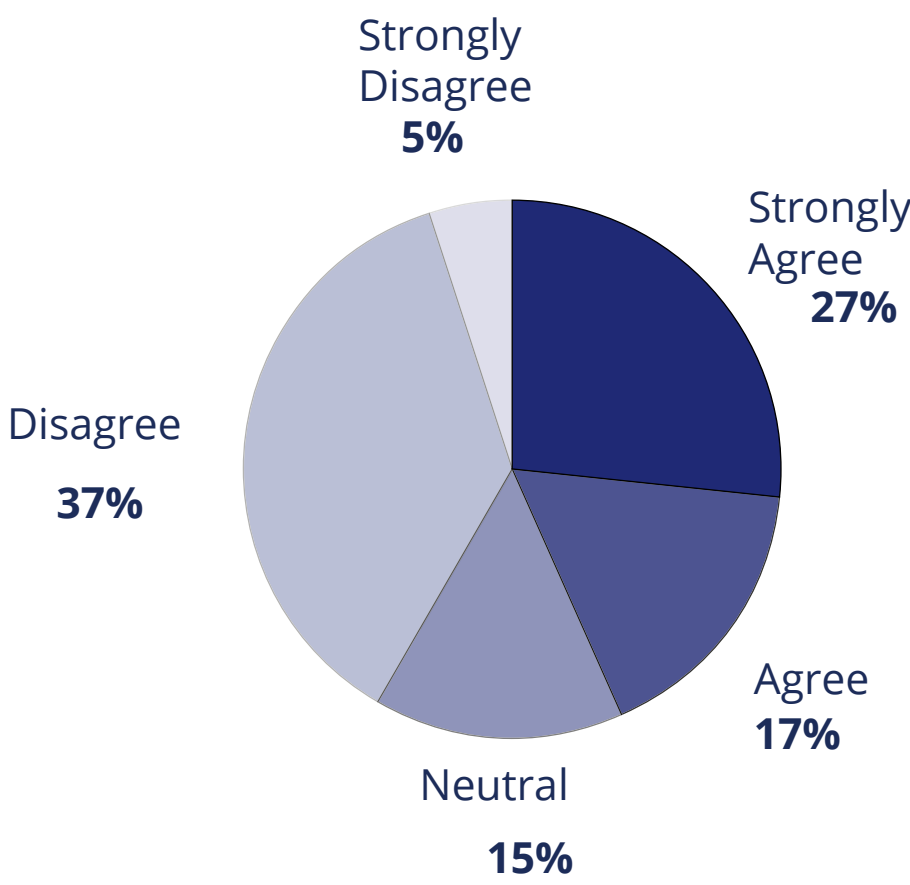
- Mostly residential + quiet
- It's convenient to go anywhere
- Family oriented/ good schools

What could improve your quadrant?
Describe your idea and its benefits.

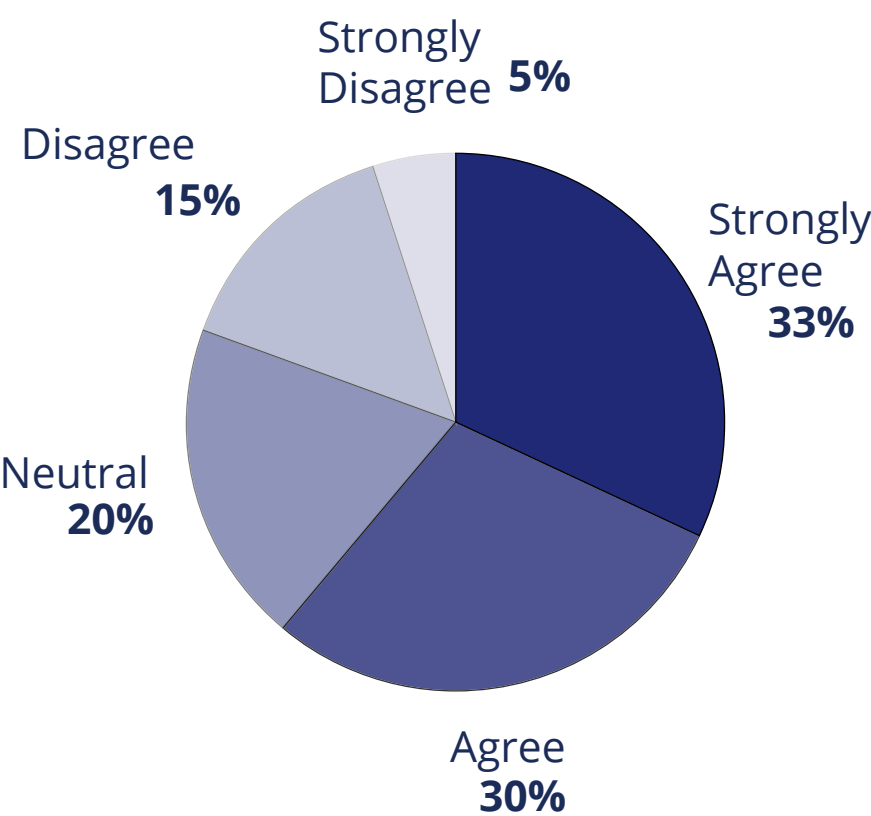
- Extend Creek Bend north. Build Wyoming Springs south
- Bike lanes- 1431 + 3406. Sync lights! Keep green spaces/trees
- More parks & trails. Preserve the wild areas/greenspace

POLLING RESPONSES

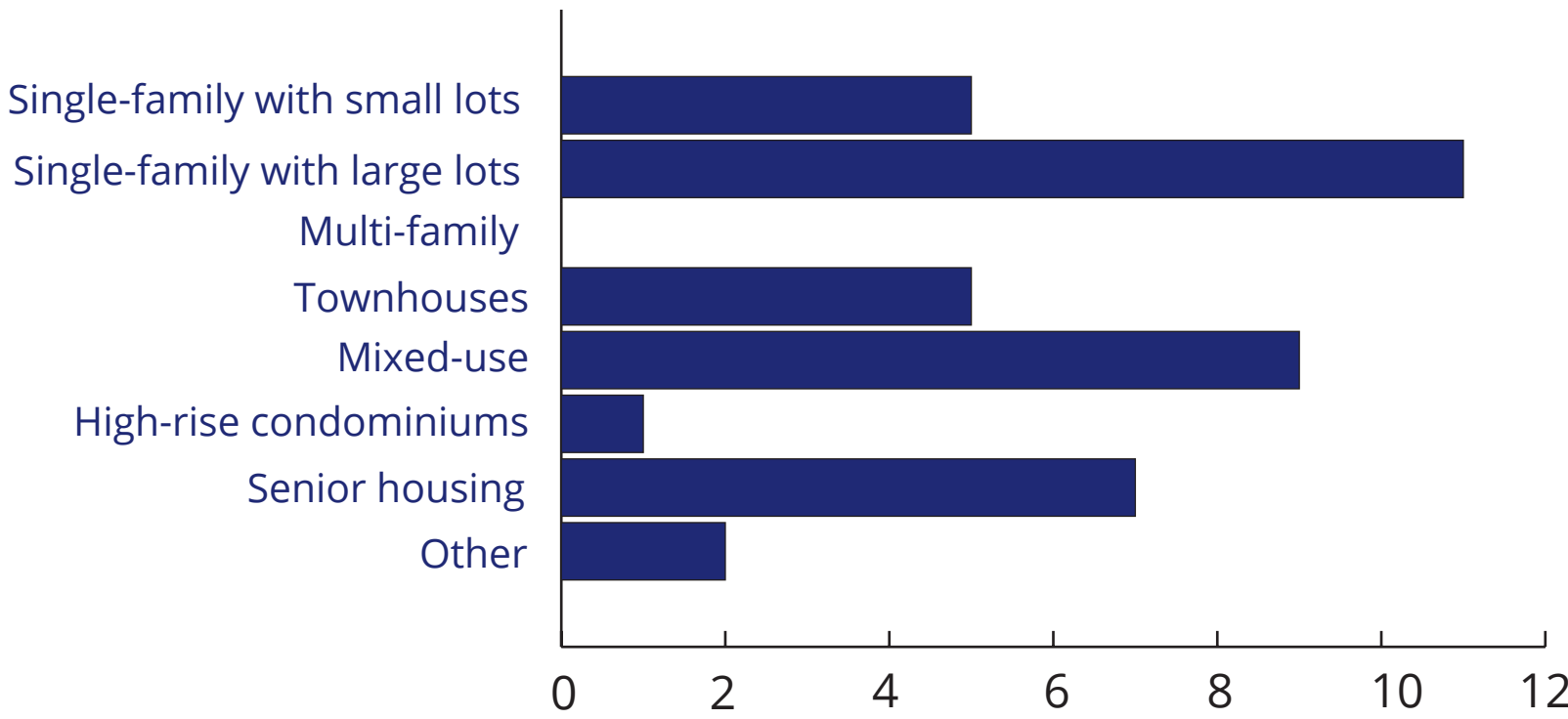
Round Rock has enough housing choices for me to be able to up-size or down-size throughout my life without having to leave Round Rock.



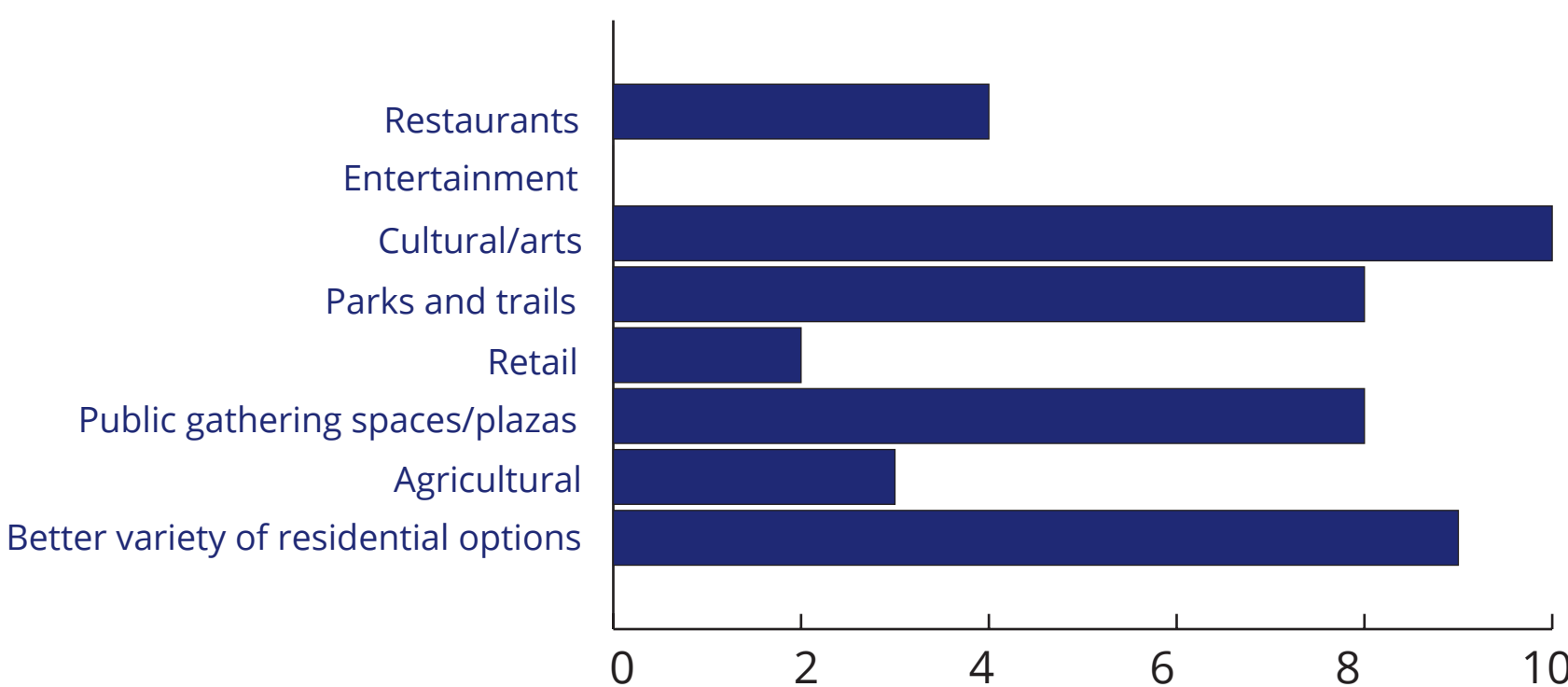
Some new developments are planned so that people can live, work, shop, and dine in a pedestrian-friendly area. How strongly do you agree this type of development is good for Round Rock?



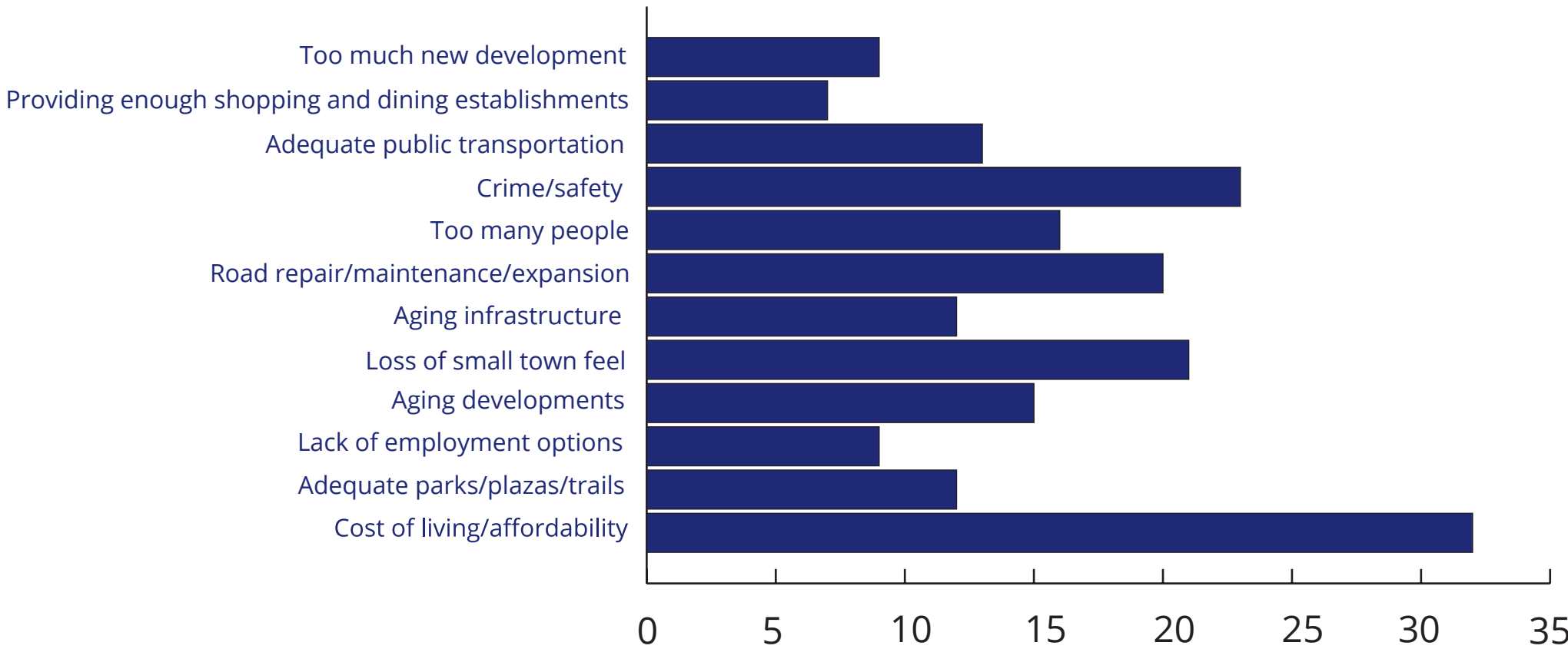
Which type of new housing developments would you like to see built in Round Rock?



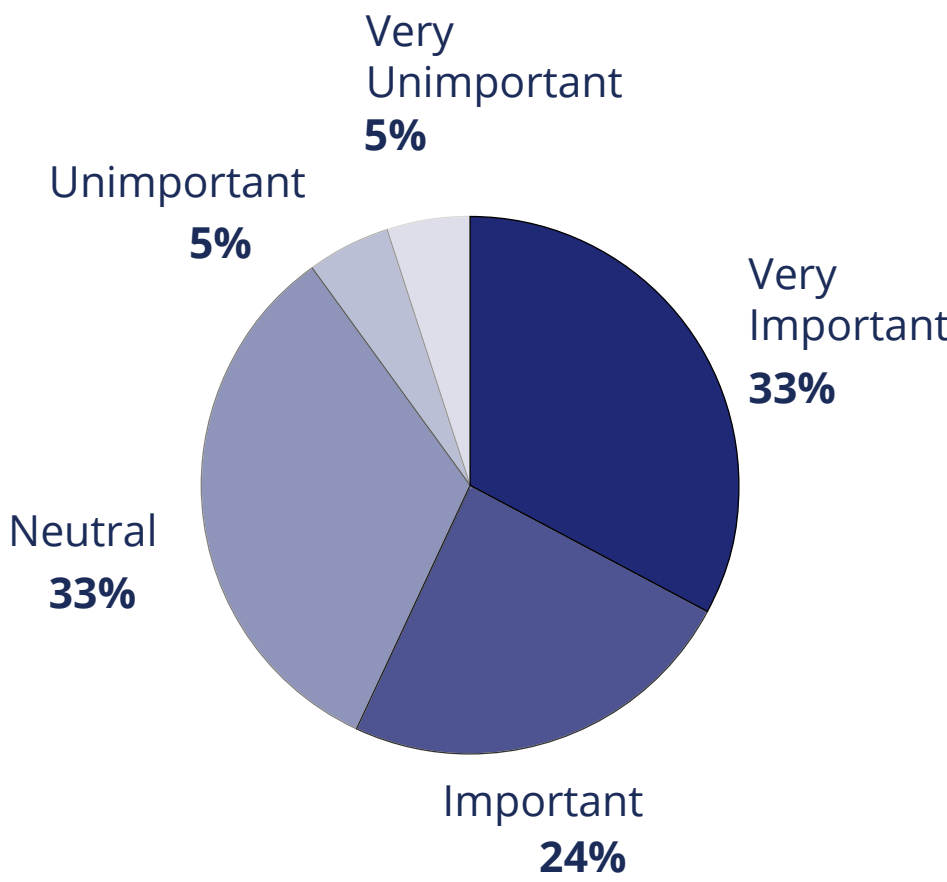
Compared to what the City has now, what type of land use do you think Round Rock needs more than any other?



Aside from traffic, what do you think are the biggest issues Round Rock will face in the next ten years?



How important are alternative modes of transportation besides cars to increase travel options in Round Rock?



At the quadrant meetings, attendees were asked to participate in a live polling exercise using Poll Everywhere. The polling was anonymous, and attendees were asked to respond to questions using their cell phone. Attendees without cell phones were able to either use a tablet provided by staff, or a paper copy if they preferred. Responses from paper copies were added to the data set after each quadrant meeting. In total, 234 attendees chose to participate in the live polling exercise. The following summary shows aggregated polling results from all four of the quadrant meetings:

When was the last time you ate a Round Rock donut?

Response options	Count	Percentage
Today	4	2%
Earlier this week	14	6%
This month	52	23%
In the past year	103	46%
More than a year ago	40	18%
I've never had a Round Rock donut	10	4%



223

Responses

Which quadrant do you live in?

Response options	Count	Percentage
Northeast	56	24%
Northwest	36	16%
Southeast	79	34%
Southwest	61	26%



232

Responses

What is your age?

Response options	Count	Percentage
Under 18	0	0%
18-25	2	1%
26-39	36	16%
40-54	74	32%
55-64	49	21%
65+	67	29%
Prefer not to answer	3	1%

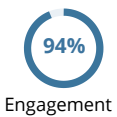


231

Responses

How many years have you lived in Round Rock?

Response options	Count	Percentage
Less than 5 years	47	21%
5-9 years	38	17%
10-19 years	55	24%
20-29 years	54	24%
30 or more years	32	14%
I do not live in Round Rock	2	1%



228
Responses

Which statement best describes where you see yourself living in 10 years?

Response options	Count	Percentage
I will still be living at my current Round Rock address	125	54%
I will be living elsewhere in Round Rock in the same type of housing	22	9%
I will be living in Round Rock in a different type of housing	20	9%
I will have moved out of Round Rock	26	11%
I do not live in Round Rock	1	0%
Unsure	39	17%



233
Responses

Which of the following statements best describes your current employment status?

Response options	Count	Percentage
Employed	130	57%
Student	0	0%
Employed Student	2	1%
Primary caregiver that works in the home	8	3%
Retired	74	32%
Not currently employed	13	6%
Prefer not to answer	3	1%



230
Responses

If employed, which city or zip code do you primarily work?

Responses included at end of report.

In which of the following type of housing are you now living?

Response options	Count	Percentage
Single-family detached home	217	95%
Apartment	6	3%
Townhouse/condominium	2	1%
Duplex	1	0%
Senior	0	0%
Other	2	1%
I do not live in Round Rock	1	0%



Engagement

229

Responses

Round Rock has enough housing choices for me to be able to up-size or down-size throughout my life without having to leave Round Rock.

Response options	Count	Percentage
Strongly agree	62	27%
Agree	72	31%
Neutral	25	11%
Disagree	59	26%
Strongly disagree	12	5%
I do not live in Round Rock	0	0%



Engagement

230

Responses

Which type of new housing developments would you like to see built in Round Rock?

Response options	Count	Percentage
Single-family with small lots	12	6%
Single-family with large lots	68	32%
Multi-family (apartments)	0	0%
Townhouses	20	9%
Mixed-use (like Mueller & Domain developments in Austin)	61	28%
High-rise condominiums	3	1%
Senior housing (independent living, assisted living, long care facilities)	38	18%
Other	13	6%



Engagement

215

Responses

Which of the following was the primary reason you decided to live in Round Rock?

Response options	Count	Percentage
Small town feel	21	9%
To live in close proximity to Austin	15	7%
To be close to work/school	46	20%
To live near family or friends	26	12%
To raise a family/family-friendly	46	20%
A good place to retire	7	3%
Availability of City services	3	1%
Affordability	35	16%
Parks/trails/open space	10	4%
Born and raised in Round Rock	10	4%
Low crime rate/safety	5	2%
I do not live in Round Rock	1	0%



Engagement

225

Responses

Regarding your neighborhood, what would you say is its most appealing quality?

Response options	Count	Percentage
Like the design of the neighborhood and the way the houses look	26	12%
Affordable housing	14	6%
Sense of community/good neighbors/family-oriented	48	22%
Big trees/lots of trees	39	18%
Well-maintained/landscaped	5	2%
Quiet/peaceful	19	9%
Close to everything/convenient location	59	27%
Has a homeowner's association (HOA)	3	1%
Safe	3	1%
Not applicable. I do not live in Round Rock	2	1%



Engagement

218

Responses

How could your neighborhood be improved?

Response options	Count	Percentage
I like my neighborhood the way it is now. It does not need to be improved.	61	27%
Better connectivity between neighborhoods/ease of getting around	41	18%
More code enforcement	23	10%
Better appearance of buildings	13	6%
More/better landscaping	10	4%
Improved parks/open spaces	37	17%
Better retail and services in close proximity	36	16%
Not applicable. I do not live in Round Rock.	2	1%



Engagement

223

Responses

Some new developments are planned so that people can live, work, shop, and dine in a pedestrian-friendly area. How strongly do you agree that this type of development is good for Round Rock?

Response options	Count	Percentage
Strongly agree	93	41%
Agree	72	32%
Neutral	36	16%
Disagree	16	7%
Strongly disagree	8	4%



Engagement

225

Responses

What statement best describes how you currently move around within the city limits of Round Rock?

Response options	Count	Percentage
I only use a vehicle	156	69%
I drive a vehicle, but I like to bike or walk when possible	66	29%
I drive a vehicle, but I use public transportation when possible	4	2%
I do not have a vehicle so I rely on other ways to get around	0	0%
I rely on carpooling/rideshare/ride services more than any other way of getting around	0	0%
I bike or walk more than any other form of transportation	1	0%



Engagement

227

Responses

Do the existing bus service options within Round Rock meet your needs?

Response options	Count	Percentage
I am able to use the bus service to meet my everyday needs	7	3%
I would use the bus if it ran at the times that I needed to use it	20	9%
I would use the bus, but it does not go where I need it to	62	28%
I would not use the bus	87	40%
I would not use buses, but I would use another form of public transportation	23	11%
I did not know there were buses	20	9%



Engagement

219

Responses

How important are alternative modes of transportation besides cars to increase travel options in Round Rock?

Response options	Count	Percentage
Very important	88	39%
Important	59	26%
Neutral	50	22%
Unimportant	15	7%
Very unimportant	12	5%



Engagement

224

Responses

Aside from traffic, what do you think are the biggest issues Round Rock will face within the next ten years? Select all that apply.

Response options	Count	Percentage
Too much new development	66	6%
Providing enough shopping and dining establishments	43	4%
Adequate public transportation	86	8%
Crime/safety	112	10%
Too many people	96	9%
Road repair/maintenance/expansion	153	14%
Aging infrastructure (water and sewer lines, city facilities)	102	9%
Loss of small town feel	104	9%
Aging developments (neighborhoods/older commercial centers)	68	6%
Lack of employment opportunities	39	4%
Adequate parks/plazas/trails	72	7%
Cost of living/affordability	159	14%



Engagement

1,100

Responses

How could the quality/appearance of commercial development in Round Rock be improved?

Response options	Count	Percentage
Better landscaping/more trees	59	27%
Better design/building materials	48	22%
More walkability/better pedestrian access/accessibility	67	31%
Safer/more lighting	25	11%
Stricter sign regulations	9	4%
No improvements needed	10	5%



Engagement

218

Responses

Compared to what the City has now, what type of land use do you think Round Rock needs more of than any other?

Response options	Count	Percentage
Restaurants	18	8%
Entertainment	17	8%
Cultural/arts	54	25%
Parks and trails	54	25%
Retail	8	4%
Public gathering spaces/plazas	24	11%
Agricultural	14	6%
Better variety of residential options	30	14%



How did you find out about this meeting?

Response options	Count	Percentage
Email	36	16%
Facebook	47	21%
Nextdoor	26	12%
Print ad	48	22%
City of Round Rock website	13	6%
Word of mouth	28	13%
Other	23	10%



Overall, I feel that I know more about comprehensive planning in Round Rock than before this presentation.

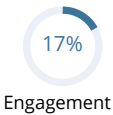
Response options	Count	Percentage
Strongly agree	40	17%
Agree	101	44%
Neutral	40	17%
I want more information about comprehensive planning	43	19%
I do not care about comprehensive planning	5	2%



If employed, which city or zip code do you primarily work?

Responses

78759	78665	78746	78660	78665	78744	78681	78665	78665
78729	78627	78664	77665	78664	78664	78758	78701	78665
78611	78728	512	78758	78701	78758	78752	78665	78664
78665	78717	78664	78665	Austin	78665	78754	78665	78665
78664	78664	78664	78665					



40
Responses

If employed, which city or zip code do you primarily work?

Responses

78681	78681	Taylor, TX	78681	75143	78759	Remotely	
All of the above (Realtor)	78664	Austin	78664	78664	78681	78681	
78735	Round Rock	78681	78664	78626	78758	Paramus	78664
78681	78681	78681	78664	78681	78626	78664	78681
							78705

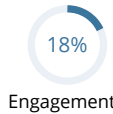


31
Responses

If employed, which city or zip code do you primarily work?

Responses

78728	78628	78746	Downtown Austin	78701	Mama	78681	78664
67524	Yo	North Austin	78758	Dntwn Austin 78701	Hutto		
North Austin	Round Rock	78665	78753	78681	78664	78664	
78681	78701 Austin	Round rock	78664	78664	78664	Round Rock	
Round Rock	78751	78664	78664	78664	Austin	78681	78664
78664	78752	78754	78701	A	Austin	78664	78717
78664	78681						

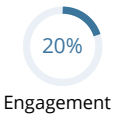


47
Responses

If employed, which city or zip code do you primarily work?

Responses

Austin 78759	78681	Austin	78664	Fun fun fun 78681	RR 78664	
Austin 78758	Georgetown	78664	Round Rock 78681	78758	78758	
78681	78664	78664	78681	Austin 78758	Austin 78754	78664
78723	Round Rock 78681	78750	Cedar park	78681	78681	78681
Round rock78665	Round Rock	Austin 78717	RR 78764	78728		
Round Rock 78665	78681	78664	78701	78681	78626	78664
78681	78701	78681	78664	78665	78681	78721
						78759
						78664



47
Responses

P & Z Retreat

Current run (last updated Feb 6, 2019 1:50pm)

21

Polls

7

Participants

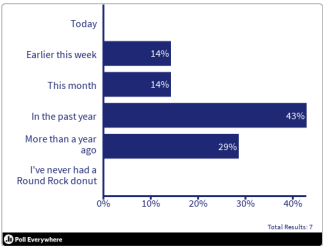
8

Average responses



Average engagement

When was the last time you ate a Round Rock donut?



Response options

Today

Count

0

Percentage

0%

Earlier this week

1

14%

This month

1

14%

In the past year

3

43%

More than a year ago

2

29%

I've never had a Round Rock donut

0

0%



Engagement

7

Responses

Do you live in this quadrant?



Response options

Yes

Count

0

Percentage

0%

No

0

0%

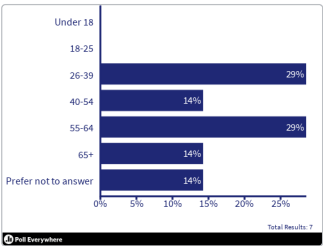


Engagement

0

Responses

What is your age?



Response options

Under 18

Count

0

Percentage

0%

18-25

0

0%

26-39

2

29%

40-54

1

14%

55-64

2

29%

65+

1

14%

Prefer not to answer

1

14%

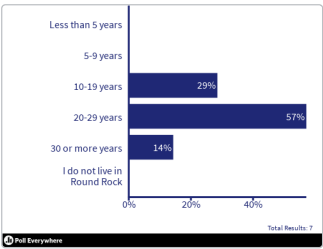


Engagement

7

Responses

How many years have you lived in Round Rock?



Response options	Count	Percentage
Less than 5 years	0	0%
5-9 years	0	0%
10-19 years	2	29%
20-29 years	4	57%
30 or more years	1	14%
I do not live in Round Rock	0	0%

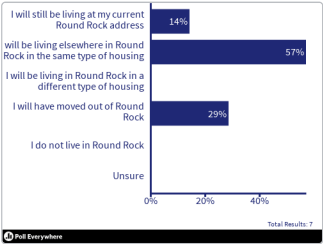
100%

Engagement

7

Responses

Which statement best describes where you see yourself living in 10 years?



Response options	Count	Percentage
I will still be living at my current Round Rock address	1	14%
I will be living elsewhere in Round Rock in the same type of housing	4	57%
I will be living in Round Rock in a different type of housing	0	0%
I will have moved out of Round Rock	2	29%
I do not live in Round Rock	0	0%
Unsure	0	0%

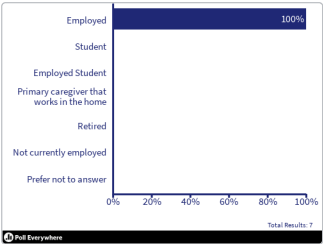
100%

Engagement

7

Responses

Which of the following statements best describes your current employment status?



Response options	Count	Percentage
Employed	7	100%
Student	0	0%
Employed Student	0	0%
Primary caregiver that works in the home	0	0%
Retired	0	0%
Not currently employed	0	0%
Prefer not to answer	0	0%

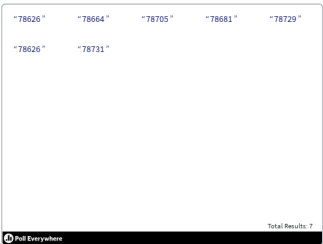
100%

Engagement

7

Responses

If employed, which zip code/city do you primarily work?



Responses
78731
78681
78729
78626
78664
78626
78705

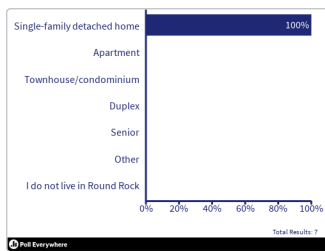
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Engagement

7

Responses

In which of the following type of housing are you now living?



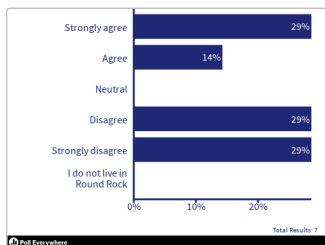
Response options

Single-family detached home	Count	Percentage
Apartment	0	0%
Townhouse/condominium	0	0%
Duplex	0	0%
Senior	0	0%
Other	0	0%

Count	Percentage
7	100%
0	0%
0	0%
0	0%
0	0%
0	0%

100%
Engagement
7
Responses

Round Rock has enough housing choices for me to be able to up-size or down-size throughout my life without having to leave Round Rock.



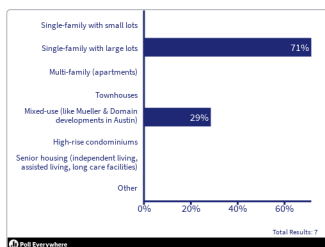
Response options

Strongly agree	Count	Percentage
Agree	1	14%
Neutral	0	0%
Disagree	2	29%
Strongly disagree	2	29%

Count	Percentage
2	29%
1	14%
0	0%
2	29%
2	29%

100%
Engagement
7
Responses

Which type of new housing developments would you like to see built in Round Rock?



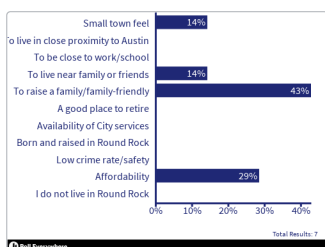
Response options

Single-family with small lots	Count	Percentage
Single-family with large lots	5	71%
Multi-family (apartments)	0	0%
Townhouses	0	0%
Mixed-use (like Mueller & Domain developments in Austin)	2	29%
High-rise condominiums	0	0%
Senior housing (independent living, assisted living, long care facilities)	0	0%
Other	0	0%

Count	Percentage
0	0%
5	71%
0	0%
0	0%
2	29%
0	0%
0	0%
0	0%

100%
Engagement
7
Responses

Which of the following was the primary reason you decided to live in Round Rock?



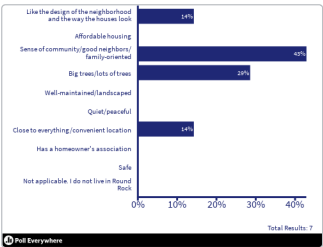
Response options

Small town feel	Count	Percentage
To live in close proximity to Austin	0	0%
To be close to work/school	0	0%
To live near family or friends	1	14%
To raise a family/family-friendly	3	43%
A good place to retire	0	0%
Availability of City services	0	0%
Born and raised in Round Rock	0	0%
Low crime rate/safety	0	0%
Affordability	2	29%
I do not live in Round Rock	0	0%

Count	Percentage
1	14%
0	0%
0	0%
1	14%
3	43%
0	0%
0	0%
0	0%
2	29%
0	0%

100%
Engagement
7
Responses

Regarding your neighborhood, what would you say is its most appealing quality?



Response options	Count	Percentage
Like the design of the neighborhood and the way the houses look	1	14%
Affordable housing	0	0%
Sense of community/good neighbors/family-oriented	3	43%
Big trees/lots of trees	2	29%
Well-maintained/landscaped	0	0%
Quiet/peaceful	0	0%
Close to everything/convenient location	1	14%
Has a homeowner's association	0	0%
Safe	0	0%
Not applicable. I do not live in Round Rock	0	0%

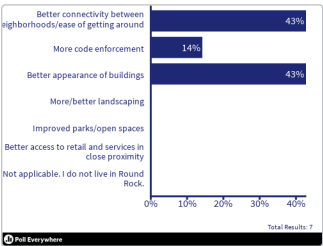
100%

Engagement

7

Responses

How could your neighborhood be improved?



Response options	Count	Percentage
Better connectivity between neighborhoods/ease of getting around	3	43%
More code enforcement	1	14%
Better appearance of buildings	3	43%
More/better landscaping	0	0%
Improved parks/open spaces	0	0%
Better access to retail and services in close proximity	0	0%
Not applicable. I do not live in Round Rock.	0	0%

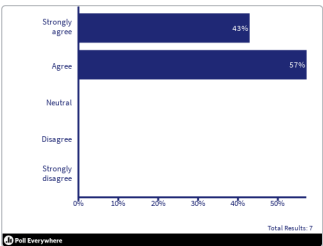
100%

Engagement

7

Responses

Specific areas for new development are planned so that residential and retail/office uses are mixed together so that it's easy to walk between establishments. How strongly do you agree or disagree that this type of development is good for Round Rock?



Response options	Count	Percentage
Strongly agree	3	43%
Agree	4	57%
Neutral	0	0%
Disagree	0	0%
Strongly disagree	0	0%

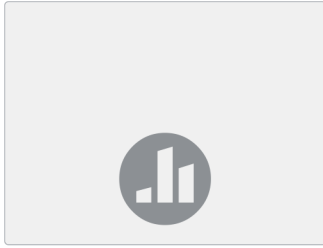
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Engagement

7

Responses

What statement best describes how you currently move around within the city limits of Round Rock?

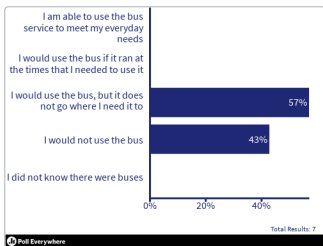


Response options	Count	Percentage
I only use my personal vehicle	6	86%
I drive my personal vehicle but I like to bike or walk when possible	1	14%
I drive my vehicle but I use public transportation when possible	0	0%
I do not have a personal vehicle so I rely on other ways to get around	0	0%
I rely on carpooling/rideshare/ride services more than any other way of getting around	0	0%
I bike or walk more than any other form of transportation	0	0%

100%
Engagement

7
Responses

Do the existing bus service options within Round Rock meet your needs?

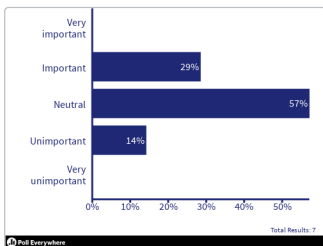


Response options	Count	Percentage
I am able to use the bus service to meet my everyday needs	0	0%
I would use the bus if it ran at the times that I needed to use it	0	0%
I would use the bus, but it does not go where I need it to	4	57%
I would not use the bus	3	43%
I did not know there were buses	0	0%

100%
Engagement

7
Responses

How important are alternative modes of transportation besides cars to increase travel options in Round Rock?

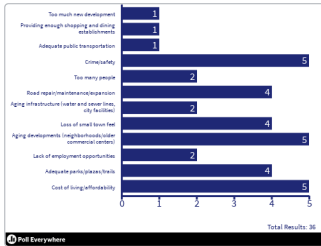


Response options	Count	Percentage
Very important	0	0%
Important	2	29%
Neutral	4	57%
Unimportant	1	14%
Very unimportant	0	0%

100%
Engagement

7
Responses

Aside from traffic, what do you think are the biggest issues Round Rock will face within the next ten years? Select all that apply.

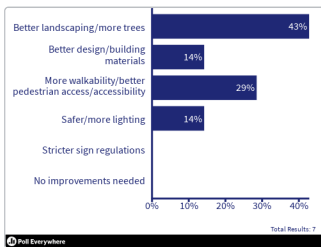


Response options	Count	Percentage
Too much new development	1	3%
Providing enough shopping and dining establishments	1	3%
Adequate public transportation	1	3%
Crime/safety	5	14%
Too many people	2	6%
Road repair/maintenance/expansion	4	11%
Aging infrastructure (water and sewer lines, city facilities)	2	6%
Loss of small town feel	4	11%
Aging developments (neighborhoods/older commercial centers)	5	14%
Lack of employment opportunities	2	6%
Adequate parks/plazas/trails	4	11%
Cost of living/affordability	5	14%

100%
Engagement

36
Responses

How could the quality/appearance of commercial development in Round Rock be improved?

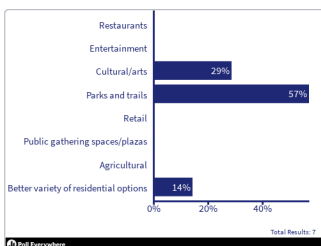


Response options	Count	Percentage
Better landscaping/more trees	3	43%
Better design/building materials	1	14%
More walkability/better pedestrian access/accessibility	2	29%
Safer/more lighting	1	14%
Stricter sign regulations	0	0%

100%
Engagement

7
Responses

What type of land use do you think Round Rock needs more of than any other?

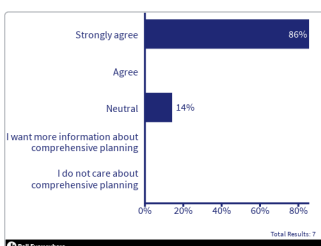


Response options	Count	Percentage
Restaurants	0	0%
Entertainment	0	0%
Cultural/arts	2	29%
Parks and trails	4	57%
Retail	0	0%
Public gathering spaces/plazas	0	0%
Agricultural	0	0%
Better variety of residential options	1	14%

100%
Engagement

7
Responses

Overall, I feel that I know more about comprehensive planning in Round Rock than before this presentation.



Response options	Count	Percentage
Strongly agree	6	86%
Agree	0	0%
Neutral	1	14%
I want more information about comprehensive planning	0	0%
I do not care about comprehensive planning	0	0%

100%
Engagement

7
Responses