



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, October 2, 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-2019-136](#) Consider approval of the minutes for the September 18, 2019, Planning and Zoning Commission meeting.

E. PLATTING AND ZONING:

- E.1 [PZ-2019-137](#) Consider public testimony regarding, and a recommendation concerning the request filed by Waterloo Development, Inc., on behalf of the property owner, Austin MKA Investments, Ltd., for the rezoning of 19.35 acres of land from the LI (Light Industrial) zoning district to Planned Unit Development (PUD) to be known as the Chisholm Trail PUD, generally located west of Chisholm Trail Rd. and north of W. Old Settlers Blvd. Case No. ZON1909-001
- E.2 [PZ-2019-138](#) Consider approval of the Chisholm Trail Tech Center Sec. 2 Preliminary Plat, generally located at the northeast corner of Chisholm Trail Rd. and Chisholm Parkway. No. PP1909-001
- E.3 [PZ-2019-139](#) Consider approval of the Chisholm Trail Tech Center Sec. 2 Final Plat, generally located at the northeast corner of Chisholm Trail Rd. and Chisholm Parkway. Case No. FP1909-001

F. CODE AMENDMENTS:

- F.1 [PZ-2019-140](#) Consider public testimony regarding, and a recommendation for proposed amendments to the City of Round Rock Code of Ordinances, Part III - Zoning and Development Code: Approval Procedure Section 10-34; and Site Plan Review - Section 10-45
- F.2 [PZ-2019-141](#) Consider public testimony regarding, and a recommendation for proposed amendments to the City of Round Rock Code of Ordinances, Part III - Zoning and Development Code: Subdivision Improvement Construction Permits - Section 4-95
- F.3 [PZ-2019-142](#) Consider public testimony regarding, and a recommendation for proposed amendments to the City of Round Rock Code of Ordinances, Part III - Zoning and Development Code: Building Materials in Residential and Commercial Districts and to revise the lot composition requirements in the SF-3 district - Sections 2-13, 2-14, 2-15, 2-16, 2-17, 2-18, 2-19, 2-20, 2-21, 2-22, 2-23, 2-32(C-1), 2-33(C-1a) and 2-34(C-2)
- F.4 [PZ-2019-144](#) Consider public testimony regarding, and a recommendation for proposed amendments to the City of Round Rock Code of Ordinances, Part III - Zoning and Development Code: Amendment to Electrical Code - Section 8-151
- F.5 [PZ-2019-145](#) Consider public testimony regarding, and a recommendation for proposed amendments to the City of Round Rock Code of Ordinances, Part III - Zoning and Development Code: Supplementary Use Standards - Section 2-91

G. STAFF REPORT:

- G.1 [PZ-2019-146](#) Consider an update regarding Council actions related to Planning and Zoning items.

H. ADJOURNMENT

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

§551.071 Consultation with Attorney

§551.072 Deliberations regarding Real Property

§551.073 Deliberations regarding Gifts and Donations

§551.074 Personnel Matters

§551.076 Deliberations regarding Security Devices

§551.087 Deliberations regarding Economic Development Negotiations

POSTING CERTIFICATION

I certify that this notice of the Planning and Zoning Commission Meeting was posted on the 26th day of September 2019 at 5:00 p.m. as required by law in accordance with Section 551.043 of the Texas Government Code.

*/ORIGINAL SIGNED/
Meagan Spinks, Deputy City Clerk*

**PLANNING AND ZONING COMMISSION
WEDNESDAY, SEPTEMBER 18, 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 September 18, 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, Commissioner Stacie Bryan, Commissioner Paul Emerson, Commissioner Jennifer Henderson, Commissioner Michelle Ly, Commissioner Greg Rabaey, and Commissioner Jennifer Sellers. Commissioners Casey Clawson and Rob Wendt were absent.

Planning and Development Services Department staff included Brad Wiseman, Bradley Dushkin, Caitlyn Reeves, Jeff Dunsworth, Juan Enriquez, Susan Brennan, and Veronica Chandler. Also present was Ed Polasek from the Transportation Department and Charlie Crossfield from the City attorney's office.

C. PLEDGES OF ALLEGIANCE

D. APPROVAL OF MINUTES:

D1. Consider approval of the minutes for the September 4, 2019, Planning and Zoning Commission meeting.

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

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

Vote: AYES: Chairman Pavliska, Commissioner Bryan, Commissioner Emerson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 7 - 0. The motion carried unanimously.

E. PLATTING AND ZONING:

E1. Consider public testimony regarding, and approval concerning the request filed by Burgess & Niple, on behalf of the property owner, CAAP, LP, for approval of a Concept Plan to be known as Integrated Senior Living, generally located southwest of the intersection of Eagles Nest St. and University Blvd. Case No. CP1908-002

Mr. Enriquez reviewed the Concept Plan application noting that the applicant proposes to develop senior apartments and low-density multi-family apartments/townhomes. He noted that Preliminary and Final Plats would be required after the Concept Plan approval and the annexation and zoning applications would be processed simultaneously.

Mr. Enriquez stated that a TIA (Traffic Impact Analysis) was not required since the development is not expected to generate more than 100 trips during the am or pm peak hour. Also, the applicant proposes to dedicate 20ft of right-of-way, add turn lane improvements, and construct a deceleration lane along University Blvd.

He noted that public hearing notices were mailed to abutting property owners, an on-site sign was posted on the property, an ad was posted in the newspaper, and the Laurel Ridge HOA was notified about the public hearing and met on three different occasions with the applicant. Staff recommended approval of the Concept Plan as presented.

The owner's representative, Mr. Paul Milosevich, with Integrated Senior Lifestyles, gave a brief PowerPoint presentation and was available to answer questions.

Chairman Pavliska opened the public hearing and asked anyone wishing to speak for or against the agenda item to come forward. The following Round Rock residents spoke during the public hearing. 1) Ms. Susan Cherbonnier, 821 Satellite View; 2) Ms. Angela Gower, 3812 Haleys Way; 3) Mr. Dick Duval, 1312 Quicksilver St.; and 4) Mr. David Scoby, 4012 Orion Street. Seeing no additional speakers Chairman Pavliska closed the public hearing.

In summary, speakers expressed concerns regarding safety, the road connection between the proposed development and Satellite View, soil erosion and drainage in the area, the increase of multi-family development and traffic, and the lack of visibility when turning onto University Blvd.

Mr. Dunsworth, with the Engineering Division, stated that a drainage evaluation will be required during the site development process and Mr. Polasek noted that, the Transportation Department requested the developer to have the deceleration lane constructed during the site development process. He also explained that with the adoption of the new Roadway Impact Fees, beginning January 2021 all new projects will pay based on trips generated and not on the TIA study.

Following a discussion regarding drainage, the potential of Satellite View as a secondary access, and traffic, a motion was offered.

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

Vote: AYES: Chairman Pavliska, Commissioner Bryan, Commissioner Emerson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 7 - 0. The motion carried unanimously.

E2. Consider public testimony regarding, and a recommendation concerning the request filed by Burgess & Niple, on behalf of the property owner, CAAP, LP, for approval of the original zoning to the following zoning districts: (a) approximately 10.55 acres to SR (Senior) and (b) approximately 10.73 acres to MF-1 (Multifamily – Low Density), generally located southwest of the intersection of Eagles Nest St. and University Blvd. Case No. ZON1908-006

Mr. Enriquez continued to review the zoning application noting that the request was for the original zoning of the parcel discussed in Agenda Item E1. He noted that the tract of land will be developed as one development lot with split zoning; 10.73 acres will be zoned MF-1 (Multi-Family Low Density) zoning district and the remainder 10.55 acres will be zoned SR (Senior) zoning district. He continued to briefly list the allowed uses and requirements for each district.

He stated that specific setbacks and compatibility buffering requirements where sites zoned MF-1 about SF-2 (Single-Family Standard Lot) or TF (Two Family) zoning districts would apply to this development.

He also noted that public hearing notices were mailed to abutting property owners, an on-site sign was posted on the property, an ad was posted in the newspaper, and the Laurel Ridge HOA was notified about the public hearing and met on three different occasions with the applicant. Staff recommended approval of the original zoning to the MF-1 and SR zoning districts.

The owner's representative, Mr. Paul Milosevich, with Integrated Senior Lifestyle, was available to answer questions.

Chairman Pavliska opened the public hearing and asked anyone wishing to speak for or against the agenda item to come forward. The following Round Rock residents spoke during the public hearing. 1) Ms. Angela Gower, 3812 Haleys Way; 2) Mr. Dick Duval, 1312 Quicksilver St.; 3) Mr. Tim Stevens, 1308 Quicksilver St.; 4) Mr. David Scoby, 4012 Orion Street; and 5) Hylton Cruickshank, 8301 Priest River Dr. Seeing no additional speakers Chairman Pavliska closed the public hearing. Speakers reiterated concerns listed in Agenda Item E1.

Following a discussion regarding the building heights, compatibility buffer, setbacks, water runoff, and drainage on the proposed development a motion was offered.

Motion: Motion by Commissioner Ryan, second by Commissioner Ly to recommend for City Council approval.

Vote: AYES: Chairman Pavliska, Commissioner Bryan, Commissioner Emerson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 7 - 0. The motion carried unanimously.

E3. Consider approval of the Townhomes at Gattis Preliminary Plat, generally located at the northeast corner of Joyce Ln. and Gattis School Rd. Case No. PP1908-001

Ms. Reeves stated that the purpose of the application was for approval of the Preliminary Plat for 1 development lot and 2 right-of-way lots. She explained that the 2 right-of-way lots were for the Gattis School Rd. widening project. She also noted that the Concept Plan for the project tract was approved on January 9, 2019. Staff recommended approval of the Preliminary Plat as conditioned.

The owner's representative, Mr. Mathias Hanssen, with Civil & Environmental Consultants, Inc., was available to answer questions.

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

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

Vote: AYES: Chairman Pavliska, Commissioner Bryan, Commissioner Emerson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 7 - 0. The motion carried unanimously.

E4. Consider approval of the Townhomes at Gattis Final Plat, generally located at the northeast corner of Joyce Ln. and Gattis School Rd. Case No. FP1908-001

Ms. Reeves continued to review the Final Plat application for the tract of land discussed in Agenda Item E3. She noted that the purpose of the application was to approve 1 development lot and 2 right-of-way lots. Staff recommended approval of the Final Plat as conditioned.

The owner's representative, Mr. Mathias Hanssen, with Civil & Environmental Consultants, Inc., was available to answer questions.

Following a discussion, Commissioner Henderson added a condition that all signatures be obtained prior to plat recordation. A motion was offered.

Motion: Motion by Commissioner Bryan, second by Commissioner Sellers to approve as conditioned including the added condition.

Vote: AYES: Chairman Pavliska, Commissioner Bryan, Commissioner Emerson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 7 - 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 City Council has not taken action on any Commission related items since the last meeting.

G. ADJOURNMENT

There being no further discussion, the meeting adjourned at 7:15 p.m.

Respectfully Submitted

Veronica Chandler, Planning Tech

**Chisholm Trail PUD
ZONING ZON1909-001**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of a rezoning from LI (Light Industrial) to PUD (Planned Unit Development), to provide for single family condominium development

ZONING AT TIME OF APPLICATION: LI (Light Industrial)

DESCRIPTION: 19.35 acres out of the David Curry Survey, Abstract No. 130

CURRENT USE OF PROPERTY: undeveloped

GENERAL PLAN LAND USE DESIGNATION: Industrial

ADJACENT LAND USE:

North: Chisholm Trail Trade Center: 440K square feet of light industrial (under construction) - LI (Light Industrial)

South: Group 1 Collision Center: auto collision repair - LI (Light Industrial)

East: Micro-Bac International facility and vacant property - LI (Light Industrial)

West: Hidden Glen subdivision (across railroad tracks) - SF-2 (Single Family - standard lot)

PROPOSED LAND USE: single family - common lot

TOTAL ACREAGE: 19.35

Owner:
Austin MKA Investments, Ltd.
Thomas Nyle Maxwell, Jr.
P.O. Box 1425
Georgetown, TX 78627-1425

Agent:
Waterloo Development, Inc.
Chris Blackburn
P.O. Box 27335
Austin, TX 78755

**Chisholm Trail PUD
ZONING ZON1909-001**

HISTORY: The property was zoned for light industrial uses in August of 1981.

DATE OF REVIEW: October 2, 2019

LOCATION: West of Chisholm Trail Rd. and north of W. Old Settlers Blvd.

STAFF REVIEW AND ANALYSIS:

The proposed PUD contains approximately 19.35 acres to be developed with a maximum of 115 single family detached units on a common lot, with each dwelling unit having a private external entrance, private parking, and a private yard area. All dwellings will be established as condominium units.

Exterior design elements are required on the rear upper floor elevations of multi-story units when the rear faces Chisholm Trail Road. The maximum building height is three stories. Also, the PUD specifies three amenities, to be selected from a list of choices including: playground equipment, a dog park, various sport courts, a business center and a swimming pool.

A total of four parking spaces per unit are required, with two garage enclosed parking spaces and two parking spaces located outside of the private access drive, either in front of the garage or in designated spaces. Guest parking shall be provided from parallel parking on one side of the drive aisle, which must be a minimum width of 30-feet from 'face of curb to face of curb'. A four-foot wide sidewalk will be on one side of the drive aisle.

The PUD has a default zoning district designation of TH (Townhouse). The minimum rear setback in the TH district is 20 feet from the property boundary. This 20-foot setback has been used in all the previous single family common lot PUDs approved to date. The applicant has requested that the minimum rear setback when a housing unit is adjacent to a property boundary be reduced to 10 feet.

General Plan and Zoning: General Plan 2020 assigns the industrial land use designation to the property on the Future Land Use Map (FLUM). The FLUM illustrates the general location and size of the various land use types in the plan and has been designed to minimize potential land use conflicts that may occur with future development. For the subject property, the land use designation on the FLUM does not match the requested use, resulting in a land use conflict.

The FLUM designates all the developable property north of Old Settlers Boulevard and south of RM 1431 as either industrial, commercial or public facilities. The subject site is bordered to the north and south by land zoned as LI (Light Industrial). To the south of the site is an auto collision repair center. Under construction to the north of the site is 440-thousand square feet of office/warehouse. The property to the east, across Chisholm Trail Boulevard contains a light manufacturing facility and undeveloped land. The property to the west, across the tracks of the Georgetown Railroad, is the Hidden Glen single family subdivision.

The use requested is at odds with the FLUM, the current zoning of the property and the current zoning of the surrounding properties. It is the professional opinion of City staff that applying residential use to the property may result in negative impacts to the future residents of the community due to its proximity to the light industrial uses.

Traffic, Access and Roads: The property is accessed from Chisholm Trail Boulevard, an arterial roadway. The proposed development does not generate enough peak hour trips to require a traffic impact assessment, but a deceleration lane and/or turn lane analysis will be required during the site development process. Because of adjacent existing and planned industrial uses, a significant

**Chisholm Trail PUD
ZONING ZON1909-001**

amount of large truck traffic will be using Chisholm Trail Boulevard, making a turning movement refuge warranted.

RECOMMENDED MOTION:

Staff does not support the rezoning to PUD for a single family residential common lot development because the land use designation on the FLUM for the subject property and the surrounding area does not match the requested use.



**Subject Tract
19.35 ac.**

Chisholm Trail Rd

NIH 35

Paloma Dr

I.

DEVELOPMENT STANDARDS

1. DEFINITIONS

Words and terms used herein shall have their usual force and meaning, or as defined in the City of Round Rock Code of Ordinances, as amended, hereinafter referred to as “the Code.”

2. PROPERTY

This Plan covers approximately 19.3468 acres of land, more particularly described in Exhibit “A”.

3. PURPOSE

The purpose of this Plan is to ensure a PUD that: 1) is equal to, superior than and/or more consistent than that which would occur under the standard ordinance requirements, 2) is in harmony with the General Plan, as amended, 3) does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and welfare, 4) is adequately provisioned by essential public facilities and services, and 5) will be developed and maintained so as not to dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use.

4. APPLICABILITY OF CITY ORDINANCES

4.1. Zoning Ordinance

All aspects not specifically covered by this Plan shall be regulated by the **TH (Townhouse)** zoning district, as amended. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.

4.2. Other Ordinances

All other Ordinances within the code, as applicable and as amended, shall apply to the property, except as clearly modified by this Plan. In the event of a conflict, the terms of this Plan shall control.

5. PROJECT OVERVIEW

5.1. Purpose of Plan

The purpose of the Plan is to provide a single family residential development on a common lot. Private drive aisles will provide access to the units.

5.2. Concept Plan

This Plan, as depicted in **Exhibit “B”**, shall serve as the Concept Plan required by Part III, Section 10-26 of the Code.

5.3. Land Use

- (1) The residential housing types shall be single family detached units on a common lot, with each dwelling unit having a private entrance, private parking and a private yard area.
- (2) Access shall be provided via private drive aisles, as described in Section 6.7 below.
- (3) All dwelling units shall be established as condominium units, pursuant to the Texas Uniform Condominium Act, Section 82.001 et. seq., Texas Property code.
- (4) A maximum of 115 units shall be permitted.

6. DEVELOPMENT STANDARDS

6.1. Exterior Design Elements

The following design elements shall be required on the rear second floor elevation of two story units when the rear faces Chisholm Trail Road:

- (1) One window enhancement from the following list:
 - (a) Shutters
 - (b) Awnings or shed roofs
 - (c) Arch windows

and:

- (2) One design feature from the following list:
 - (a) Balcony
 - (b) Dormer or projected wall
 - (c) Box window

6.2. Yard Fencing

Single family unit fencing shall be constructed of the following materials: brick, stone, reinforced concrete, decorative masonry, wrought iron, tubular steel, redwood or cedar with a picket size of 1" x 4" with wood posts and treated rails, or other equivalent materials approved by the Zoning Administrator.

6.3. Perimeter Fencing

- (1) The location and types of the required perimeter fencing associated with the single family units along the perimeter, excluding private open space and detention areas, are indicated on **Exhibit "C"**. The types of perimeter fencing are:
 - (a) 6-foot masonry or precast concrete along north, south, and east boundaries - in compliance with Part III, Section 4-30 of the Code.
 - (b) 6-foot wood or wrought iron fence along western boundary: Cedar privacy fence with a picket size of 1" x 4", treated rails and wood posts; the finished side shall face the abutting properties.

6.4. Building Setbacks & Height Limits

- (1) The setbacks for any lot on which multiple residential units are located shall be:
 - (a) 10' from public open space or Chisholm Trail Road ROW
 - (b) 10' rear from all lot boundary lines
- (2) Individual condominium lot setbacks shall be according to **Exhibit "D"**.
- (3) The maximum height of any structure shall be three stories

6.5. Parking

- (1) A total of four parking spaces per unit will be provided
 - (a) 2 garage enclosed parking spaces for each unit.
 - (b) 2 parking spaces for each unit, located either in front of the garage and outside of the private-access drive; or at another designated location outside of the private-access drive.

6.6. Private Drive Aisles

- 1) A minimum width of 30' from 'face of curb to face of curb'.

- 2) A private home owners association will be established for the maintenance of the private drive aisles.
- 3) Parallel parking to be provided on one side of the drive aisle, subject to City design regulations, including access for emergency vehicles.
- 4) An internal walkway, consisting of a four-foot (4') wide sidewalk along one side of all private drive aisles shall be required.
- 5) Subgrade to be approved by the City, according to the Transportation Manual, Section 3 – Pavement Design for local streets.

6.7. Amenities

- (1) A total of three (3) amenities accessible to all residents shall be provided, including but not limited to the following:
 - a) Playground equipment;
 - b) Programmed dog park, to measure no smaller than 2,500 square feet, with minimum depth 25 feet;
 - c) Private fitness facility*;
 - d) Picnic area, to contain no fewer than two tables and two cooking grills;
 - e) Swimming pool;
 - f) Business center, to contain no less than one computer, printer, fax machine, copier, and scanner (printer, fax machine, copier, and scanner may be integrated into a single device), available for resident use*;
 - g) Tennis court;
 - h) Basketball court;
 - i) Volleyball court;
 - j) Kitchen available for resident use*;
 - k) Social room available for resident use*;

*These amenities may be within the amenity center and each one qualifies toward the amenity requirement.

6.8. Landscaping

- (1) The landscape development standards outlined in Part III, Section 8-10 of The Code of Ordinances (2018 Edition), City of Round Rock, Texas , shall apply, with the following modifications:
 - (a) All development areas, including residential, which include turf shall utilize Drought Tolerant Turf Grasses, as defined by the Code.

- (b) Plant material shall be of a native and/or adapted species, including those selected from *Native and Adapted Landscape Plants, an Earth-Wise Guide for Central Texas*, created by the Texas cooperative Extension, Grow Green and the Lady Bird Johnson Wildflower Center.
- (c) Each single family dwelling unit shall be provided with a minimum of two (2) two-inch (2") caliper large species trees, whether through the preservation of existing trees or planting of two-inch (2") caliper container-grown trees.
- (2) A private home owners association will be established for the maintenance of any landscape and irrigation areas located between the private drive lanes and single family units as well as for all community signage, walls, medians, and common open spaces.

7. CHANGES TO DEVELOPMENT PLAN

7.1. Minor Changes

Minor changes to this Plan which do not substantially and adversely change this Plan may be approved administratively, if approved in writing by the Director of Planning and Development Services and the City Attorney.

7.2. Major Changes

All changes not permitted above shall be resubmitted following the same procedure required by the original PUD application.

LIST OF EXHIBITS

- Exhibit "A" Survey
- Exhibit "B" Concept Plan
- Exhibit "C" Perimeter Fencing
- Exhibit "D" Setbacks

Exhibit "A" – Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 19.3468 ACRES (842,748 SQUARE FEET) OF LAND OUT OF THE DAVID CURRY SURVEY, ABSTRACT NO. 130, IN WILLIAMSON COUNTY, TEXAS, CONVEYED TO AUSTIN MKA INVESTMENTS, LTD., AND RECORDED IN DOCUMENT NO. 2015085310 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 19.3468 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found at an angle point in the west right-of-way line of Chisholm Trail Road (right-of-way varies), and being at the southeast corner of a called 5.00 acre tract conveyed to Bessie May Behrens, and recorded in Document No. 2014094322 (O.P.R.W.C.T.), said 5.00 acre tract (described as Homestead Tract) described by metes and bounds in Volume 2059, Page 834 of the Official Records of Williamson County, Texas (O.R.W.C.T.), and being the northeast corner of said Austin MKA Investments tract, for the northeast corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod found at a corner in the west right-of-way line of said Chisholm Trail Road, and being in the south line of a called 38.665 acre tract also conveyed to Bessie May Behrens in said Document No. 2014094322 (O.P.R.W.C.T.), said 38.665 acre tract (described as Tract III) also described by metes and bounds in said Volume 2059, Page 834 (O.R.W.C.T.), and being the northeast corner of said Behrens Homestead Tract bears, N06°03'57"E, a distance of 138.91 feet, and N19°48'52"E, a distance of 40.11 feet;

THENCE, with the west right-of-way line of said Chisholm Trail Road and the east line of said Austin MKA Investments tract, **S00°48'18"W**, a distance of **718.69** feet to a 1/2-inch iron rod with "Wallace Group" cap found for the southeast corner hereof, said point being a corner in the west right-of-way line of said Chisholm Trail Road;

THENCE, leaving the east line of said Austin MKA Investments tract, in part with the west right-of-way line of said Chisholm Trail Road, in part with the north line of Lot 1, Block A, of Group 1 Body Shop Final Plat, recorded in Document No. 2015094708 (O.P.R.W.C.T.), and over and across said Austin MKA Investments tract, the following three (3) courses and distances:

- 1) **N89°11'02"W**, passing at a distance of 19.96 feet, a 1/2-inch iron rod with "Wallace Group" cap found for a corner in the west right-of-way line of said Chisholm Trail Road, and being the northeast corner of said Lot 1, Block A, Group 1 Body Shop Final Plat, and continuing for a total distance of **293.16** feet to a 1/2-inch iron rod with "Wallace Group" cap found for an angle point hereof,
- 2) **S71°30'17"W**, a distance of **321.52** feet to a calculated point (falling inside a wood fence post) for an angle point hereof, and
- 3) **S61°54'31"W**, passing at a distance of 810.58 feet, a 1/2-inch iron rod found at the northwest corner of said Lot 1, Block A, Group 1 Body Shop Final Plat, and being a corner in the east right-of-way line of the Georgetown Railroad (right-of-way varies), and continuing for a total distance of **822.08** feet to a 1/2-inch iron rod with "Wallace Group" cap found for the southwest corner hereof, said point being at a corner in the east right-of-way line of said Georgetown Railroad;

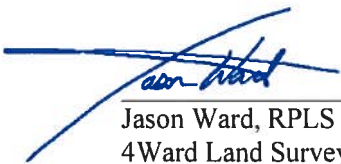
THENCE, with the east right-of-way line of said Georgetown Railroad, the following three (3) courses and distances:

- 1) **N00°48'54"W**, a distance of **608.57** feet to a 1/2-inch iron rod with "Wallace Group" cap found for an exterior ell-corner hereof,
- 2) **N69°42'05"E**, a distance of **10.61** feet to a 1/2-inch iron rod with "Wallace Group" cap found for an interior ell-corner hereof, and
- 3) **N01°07'27"W**, a distance of **82.17** feet to a calculated point (falling inside a wood fence post) for the northwest corner hereof, said point being at the southwest corner of said Behrens Tract III, and being in the north line of said Austin MKA Investments tract;

THENCE, leaving the east right-of-way line of said Georgetown Railroad, in part with the south lines of said Behrens Tract III and said Behrens Homestead Tract, and with the north line of said Austin MKA Investments tract, **N69°06'12"E**, a distance of **1,427.59** feet to the **POINT OF BEGINNING**, and containing 19.3468 Acres (842,748 Square Feet) more or less.

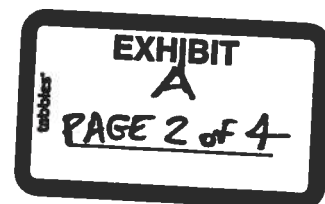
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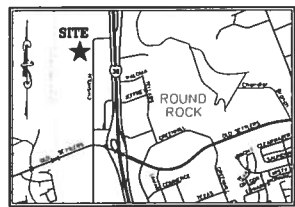
All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000123356244. See attached sketch (reference drawing: 00391_Update_rev.dwg)



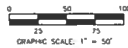
7/1/19

Jason Ward, RPLS #5811
4Ward Land Surveying, LLC





VICINITY MAP
SCALE: 1" = 2000'



GRAPHIC SCALE: 1" = 50'

BESSIE MAY BEHRENS
DOC. NO. 2014094322
O.P.R.W.C.T.
DESCRIBED AS A CALLED 38.965 ACRES
(TRACT II)
VOL. 2059 PG. 834
O.P.R.W.C.T.

BESSIE MAY BEHRENS
DOC. NO. 2014094322
O.P.R.W.C.T.
DESCRIBED AS A CALLED 5.00 ACRES
(HUMSTEAD TRACT)
VOL. 2059 PG. 834
O.P.R.W.C.T.

P.O.R.
GRID N. 10,172,194.82
GRID E. 2,127,068.43

BEHRENS
TRACT II
N 89° 52' 12" E 40.11'
S 89° 52' 12" E 40.11'

(MEASURED) 1,427.59'
N 89° 52' 12" E 1,427.59'

19.3468 ACRES
AUSTIN MKA INVESTMENTS, LTD.
DOC. NO. 2015085310
O.P.R.W.C.T.

19.3468 ACRES
842,748 SQUARE FEET

45'x28'
STORY
WOOD &
FRAME
BUILDING

ELECTRIC DISTRIBUTION
LINE CARRIER
(NOT MEAS. IN-PLACE)
VOL. 2059 PG. 834
O.P.R.W.C.T.

CALL TO CORP
FOR FURTHER INFO

S 81° 54' 31" W 812.00'
(100% 31" 812.00')

LOT 1, BLOCK A
GROUP 1 BODY SHOP/FINAL PLAT
DOC. NO. 2015094708
O.P.R.W.C.T.
OWNER:
GROUP 1 REALTY, INC.
DOC. NO. 2014091234
O.P.R.W.C.T.

DAVID CURRY SURVEY
ABSTRACT NO. 130

ALTA/ACSM LAND TITLE
SURVEY OF 19.3468 ACRES
OUT OF THE DAVID CURRY
SURVEY, ABSTRACT NO. 130
City of Round Rock,
Williamson County, Texas

ALTA/ACSM CERTIFICATION:
TO: AUSTIN MKA INVESTMENTS, LTD., NEEDLEY HOMES, LLC, & STERNAI TITLE
GUARANTY COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS
BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL
REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED
AND ADOPTED BY ALTA AND HPS, AND INCLUDES TIES 1-A, 7(A), 8, AND
11(A) OF TABLE A. THEREFORE, THE FIELD WORK WAS COMPLETED ON 06/28/2016.

JASON BAIRD, RPLS
TEXAS REGISTRATION NO. 5811

DATE



4WARD
Land Surveying

PO Box 28761, Austin, Texas 78769
WWW.4WARDL.SURV.COM (512) 517-2344
DRL'S PRINCIPAL/OWNER

Date	7/1/2016
Drawn	08/01
Scale	1" = 10'
Revised	1A
Check	1A
Field Notes	1A
Survey Date	06/28/2016
Sheet	1 OF 3

tabbles
EXHIBIT
A
PAGE 3 of 4

LEGEND	
---	PROPERTY LINE
---	EXISTING PROPERTY LINES
---	EXISTING EASEMENTS
●	1/2" IRON ROD FOUND (UNLESS NOTED)
●	IRON ROD WITH "HALLADAY" CAP FOUND (UNLESS NOTED)
△	CALCULATED POINT
△	SURVEY CONTROL POINT
△	END OF SURVEY
□	WALL
□	GAS SHUTTER POST
□	GAS METER
□	WATER CONTROL VALVE
□	WATER VALVE
□	ELECTRIC JUNCTION BOX
□	SEWER TANK
□	CLEAN OUT
□	FIRE HYDRANT
□	WATERFLOPP MANHOLE
□	WELLHEAD (UNLESS NOTED)
□	BOX (UNLESS NOTED)
□	UTILITY POLE
□	OUT RANCH
□	AIR CONDITIONER UNIT
□	CHIMNEY CHIM
---	WIRE FENCE
---	CHAIN LINK FENCE
---	GAS LINE
---	OVERHEAD UTILITY
---	WATER MAIN LINE
---	WATER LINE
---	SEWER LINE
---	CONCRETE
---	BLINDING
---	DOC. NO.
---	DOCUMENT NUMBER
---	P.O.B.
---	POINT OF BEGINNING
---	CAP
---	CORNER (C) METAL PIPE
---	CL. ELEV.
---	FLUM LINE ELEVATION
---	W.L.P.C.
---	VOLUME, PAGE
---	ROD
---	ROD-OF-1/2"
---	OFFICIAL RECORDS, WILLAMSON COUNTY, TEXAS
---	OFFICIAL PUBLIC RECORDS, WILLAMSON COUNTY, TEXAS
---	RECORD INFORMATION PER DOC. NO. 201305234
---	RECORD INFORMATION PER VOL. 2025, PG. 634
---	RECORD INFORMATION PER DOC. NO. 2013052310
---	RECORD INFORMATION PER PLAT DOC. NO. 2013044708

TITLE COMMENT NOTES:
 COMMENT FOR TITLE REFERENCE PREPARED BY: STEWART TITLE GUARANTY COMPANY
 C.F. NO. 01348-14727
 EFFECTIVE DATE: APRIL 26, 2018
 ISSUED: JUNE 6, 2018

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORKED ACCORDING TO THE COMMENT, FOLLOWED BY SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS. []

- 1) DELETED
- 18) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:
 - A. AN EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN VOLUME 181, PAGE 305, OF THE 2002 RECORDS OF WILLAMSON COUNTY, TEXAS. (POSSIBLY SUBJECT TO, CANNOT PLUST WITH ANY CERTAINTY)
 - C. AN EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN VOLUME 170, PAGE 241, OF THE 2002 RECORDS OF WILLAMSON COUNTY, TEXAS. (POSSIBLY SUBJECT TO, CANNOT PLUST WITH ANY CERTAINTY)
 - D. AN EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN VOLUME 138, PAGE 336, OF THE 2002 RECORDS OF WILLAMSON COUNTY, TEXAS. (SUBJECT TO - SHOWN ON SURVEY)
 - E. AN EASEMENT AND RIGHT OF WAY GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN VOLUME 348, PAGE 187, OF THE 2002 RECORDS OF WILLAMSON COUNTY, TEXAS. (SUBJECT TO - SHOWN ON SURVEY)
 - F. AN EASEMENT GRANTED TO LONG STAR GAS COMPANY BY INSTRUMENT RECORDED IN VOLUME 161, PAGE 316, OF THE 2002 RECORDS OF WILLAMSON COUNTY, TEXAS. (SUBJECT TO - SHOWN ON SURVEY)
 - G. EASEMENT AND RIGHT OF WAY DATED SEPTEMBER 6, 1983, GRANTED BY LEROY LAMKE TO TEXAS POWER & LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY, RECORDED IN VOLUME 133, PAGE 79, OFFICIAL RECORDS OF WILLAMSON COUNTY, TEXAS. (POSSIBLY SUBJECT TO, CANNOT PLUST WITH ANY CERTAINTY)

LEGAL DESCRIPTION:
 BEING ALL OF A 10.3468 ACRES (842,748 SQUARE FEET) OF LAND OUT OF THE DAVID CURRY SURVEY, ABSTRACT NO. 136, IN WILLAMSON COUNTY, TEXAS, CONVEYED TO AUSTIN WMA INVESTMENTS, L.L.C., AND RECORDED IN DOCUMENT NO. 2013052310 OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS (S.P.A.M.C.T.).

BEARING DATA:
 ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (FUS2), NAD83. ALL DISTANCES WERE ADJUSTED TO SURFACE USING A CORRECTION SCALE FACTOR OF 1.0001330444.

SURVEY CONTROL:
 STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "HALLADAY" CAP SET, GRID COORDINATES AND ELEVATIONS SHOWN HEREON WERE DERIVED FROM THE TEXAS COOPERATIVE NETWORK ON FEBRUARY 17, 2018. HALLADAY CONTROL POINT WAS CHECKED TO LORA NORMANET ADZ2, HAVING A PUBLISHED GRID COORDINATE A HAD 98, ELEVATION OF 4 10.181, 42.115, E 3.125, 315.99, ELEV. 738.57.

UTILITY NOTE:
 THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. UTILITIES SHOWN HEREON MAY BE CLASSIFIED FOR GRAPHIC REPRESENTATION ONLY. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

FLOODPLAIN NOTE:
 THIS PROPERTY IS LOCATED WITHIN ZONE "V", AREAS DETERMINED TO BE OUTSIDE THE 0.25 ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FIRM, PANEL 1048461C CHASE, WILLAMSON COUNTY, TEXAS DATED SEPTEMBER 28, 2008.

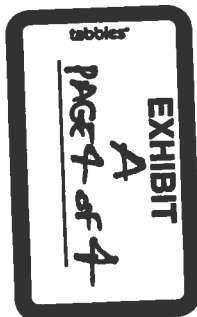
THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

GENERAL NOTES:
 1) PROPERTY ADDRESS: 3000 CHESHOLM TRAIL RD., ROUND ROCK, TEXAS 78681

- 2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.
- 3) THE LOCATION OF FENCES AND THE SIZE AND LOCATION OF UTILITY STRUCTURES, (IF SHOWN), MAY BE CLASSIFIED FOR GRAPHICAL CLARITY.
- 4) UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON UTILITY MAPS PROVIDED BY THE VARIOUS UTILITY COMPANIES. TESSA2011 WAS CONTACTED TO MARK UTILITIES FOR THIS SITE HOWEVER, NO UTILITIES WERE MARKED.

**ALTA/ACSM LAND TITLE
 SURVEY OF 19.3468 ACRES
 OUT OF THE DAVID CURRY
 SURVEY, ABSTRACT NO. 130
 City of Round Rock,
 Williamson County, Texas**

4WARD Land Surveying	Date:	1/1/2018
	Drawn:	02/201
PO Box 19074, Austin Texas 78719 WWW.4WARDLSC.COM (512) 337-2384 TOLL FREE 877-111-6600	Scale:	N/A
	Reviewed:	1/8
TERRY L. FRANK, PLS	Check:	1/8
	Field Book:	16
TERRY L. FRANK, PLS	Survey Date:	APRIL 2018
	Sheet:	2 OF 2



MICRO-BAC, INTERNATIONAL, INC
9.18 AC.
VOL. 2275 / PG. 785



CHISHOLM TRAIL ROAD
(COUNTY ROAD 173)

BESSIE MAY BEHRENS
5.00 AC.
DOC. NO. 2014094322

**PROPOSED
RESIDENTIAL
19.35 ACRES**

GROUP 1 REALTY, INC.
15.70 AC.
DOC. NO. 2013093234

BESSIE MAY BEHRENS
38.67 AC.
DOC. NO. 2014094322

ELECTRIC EASEMENT
VOL. 545, PG. 167

PIPELINE EASEMENT
VOL. 562, PG. 525

GEORGETOWN RAILROAD

HIDDEN GLEN DRIVE

FOLSOM
COVE

HIDDEN GLEN PHASE 5A
CAB. Z, SL. 289
P.R.W.C.T.

HIDDEN GLEN PARK

HIDDEN GLEN PHASE 4B
CAB. W, SL. 280
P.R.W.C.T.

PLANTATION DRIVE

LJA Engineering, Inc.

7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735



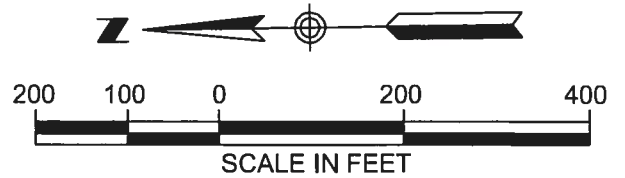
Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386

**CHISHOLM
CONCEPT PLAN**

EXHIBIT B

1 OF 1

MICRO-BAC, INTERNATIONAL, INC
9.18 AC.
VOL. 2275 / PG. 785



CHISHOLM TRAIL ROAD
(COUNTY ROAD 173)

— Masonry or Precast Concrete
- - - Wood, (1" x 4" pickets), or Wrought Iron

BESSIE MAY BEHRENS
5.00 AC.
DOC. NO. 2014094322

PROPOSED
RESIDENTIAL
19.35 ACRES

GROUP 1 REALTY, INC.
15.70 AC.
DOC. NO. 2013093234

BESSIE MAY BEHRENS
38.67 AC.
DOC. NO. 2014094322

ELECTRIC EASEMENT
VOL. 545, PG. 167

PIPELINE EASEMENT
VOL. 562, PG. 525

GEORGETOWN RAILROAD

HIDDEN GLEN DRIVE

FOLSOM
COVE

HIDDEN GLEN PHASE 5A
CAB. Z, SL. 289
P.R.W.C.T.

HIDDEN GLEN PARK

HIDDEN GLEN PHASE 4B
CAB. W, SL. 280
P.R.W.C.T.

PLANTATION DRIVE

LJA Engineering, Inc.

7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735

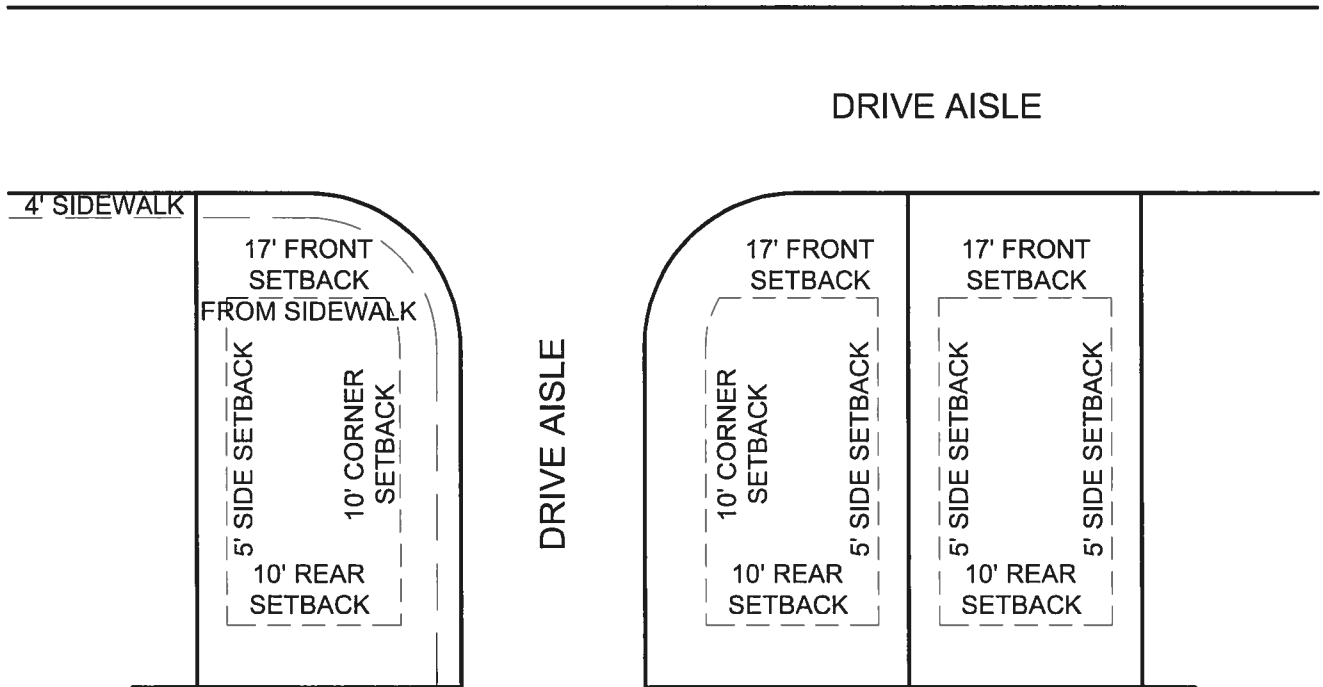


Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386

CHISHOLM
Perimeter Fencing

EXHIBIT C

1 OF 1



NOTES:

1. 10' BUILDING SEPARATION MEASURED FROM WALL TO WALL.
2. REAR SETBACK FROM ANY PROPERTY BOUNDARY IS 10'.

LJA Engineering, Inc.

7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735



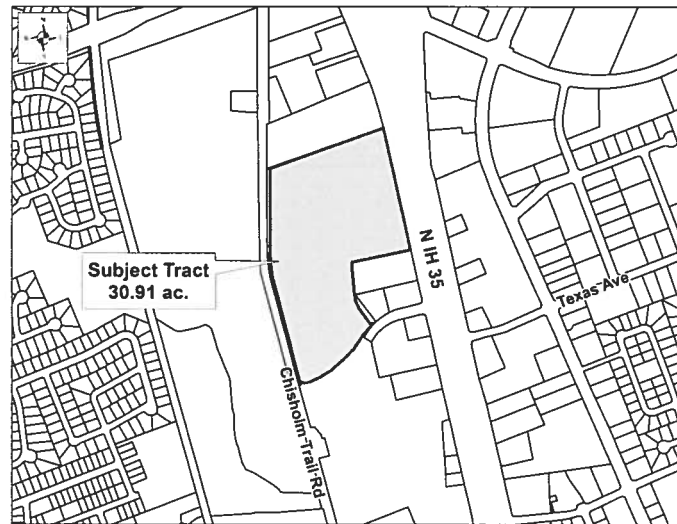
Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386

CHISHOLM
Setbacks

EXHIBIT D

1 OF 1

**Chisholm Trail Tech Center Sec. 2
PRELIM PLAT PP1909-001**



CASE PLANNER: CAITLYN REEVES

REQUEST: Approval of the Preliminary Plat for 1 development lot.

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

DESCRIPTION: 30.91 acres out of the David Curry Survey, Abstract No. 130

CURRENT USE OF PROPERTY: Vacant and undeveloped.

GENERAL PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

North: Vacant and undeveloped zoned C-1 (General Commercial).

South: Right-of-way for Chisholm Parkway unzoned.

East: Right-of-way for N. IH-35 Frontage Road unzoned, a hotel zoned C-1 (General Commercial), a restaurant zoned C-1 (General Commercial).

West: Right-of-way for Chisholm Trail Road unzoned.

PROPOSED LAND USE: Commercial

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	1	30.91
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	1	30.91

Owner:
Chisholm Trail Developers Venture, Ltd.
David Bodenman
211 E. 7th St., Ste. 709
Austin, TX 78701

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

Chisholm Trail Tech Center Sec. 2
PRELIM PLAT PP1909-001

HISTORY: The Planning and Zoning Commission approved the Concept Plan (CP1907-001) for this site on August 7, 2019.

DATE OF REVIEW: October 2, 2019

LOCATION: Generally located at the northeast corner of Chisholm Trail Road and Chisholm Parkway, west of IH-35.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates the subject tract as commercial. The tract is zoned C-1 (General Commercial) and allows for commercial land use such as offices, retail sales, hotels and fuel stations. The C-1 zoning district requires buildings to include details that provide visual relief, including features such as varying window types, arched or recessed entryways, canopies, awnings and the variation of roof lines.

Compliance with the Concept Plan: As shown, this Preliminary Plat is in compliance with the approved Concept Plan (CP1907-001).

Traffic, Access and Roads: A Traffic Impact Analysis (TIA1706-003) has been approved for this tract. Driveway access points for future development will be finalized during the site development plan review stage and no new public street connections are proposed.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The subject property has multiple points of access for water service to a 12-inch public water line along N. IH-35 Frontage Road on the eastern boundary line of the property. Along with, an existing 12-inch water line stub located on the western boundary of the property along Chisholm Trail Road. Wastewater is intended to be served by an existing 8-inch wastewater line along Chisholm Trail Road along the western boundary of the property.

Drainage: The subject property proposes to route stormwater to a detention and water quality facility at the corner of Chisholm Parkway and Chisholm Trail Road.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Clarify sidewalk easement along IH35 to depict ten-foot (10') sidewalk easement along property line to overlap existing waterline easement.
2. Remove "& sidewalk easement" from fifteen-foot (15') PUE callout along IH35 as ten-foot (10') sidewalk easement is depicted separately. (Subdivision Development Preliminary Plat Application Information & Procedures).
3. Add note stating, "PUE and sidewalk easement are hereby conveyed for all lots as depicted."

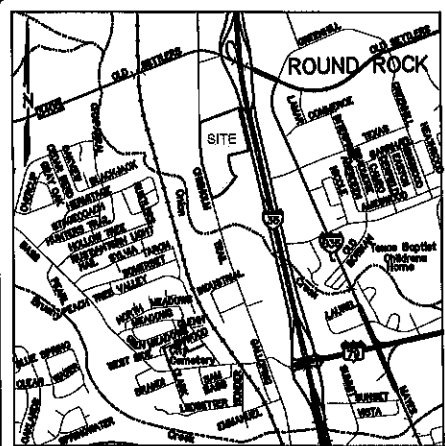


Subject Tract
30.91 ac.

Chisholm Trail Rd

N IH 35

Texas Ave



VICINITY MAP
(NOT TO SCALE)

OWNER: CHISHOLM TRAIL DEVELOPERS VENTURE, LTD.
C/O HIGHLAND RESOURCES INC.
211 E. 7TH ST. STE 700
AUSTIN, TEXAS 78701

SURVEYOR: SHANE SHAFER, RPLS #2281
DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TEXAS 78628
T.B.P.L.S. FIRM NO. 10008900

ENGINEER: ANTONIO A. PRETE, P.E.
WAELTZ & PRETE, INC.
211 A.W. GRIMES BLVD.
ROUND ROCK, TEXAS 78668
FIRM TX. REG. #F-10308

SUBMITTAL DATE: SEPTEMBER 3, 2019

DATE OF PLANNING AND ZONING COMMISSION REVIEW: OCTOBER 2, 2019

PATENT SURVEY: DAVID CURRY SURVEY, ABSTRACT 130

BENCHMARK DESCRIPTION: SQUARE CUT IN CONCRETE LIGHT STANDARD BASE
ELEVATION: 739.30'

VERTICAL DATUM: NAVD 88 (GEOID 2012A)

GRID COORDINATES:
N=10185023.87
E=3127380.32

ACREAGE: 30.914

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: NONE

ACREAGE BY LOT TYPE: 30.914 DEVELOPMENT

NUMBER OF LOTS BY TYPE: 1 DEVELOPMENT



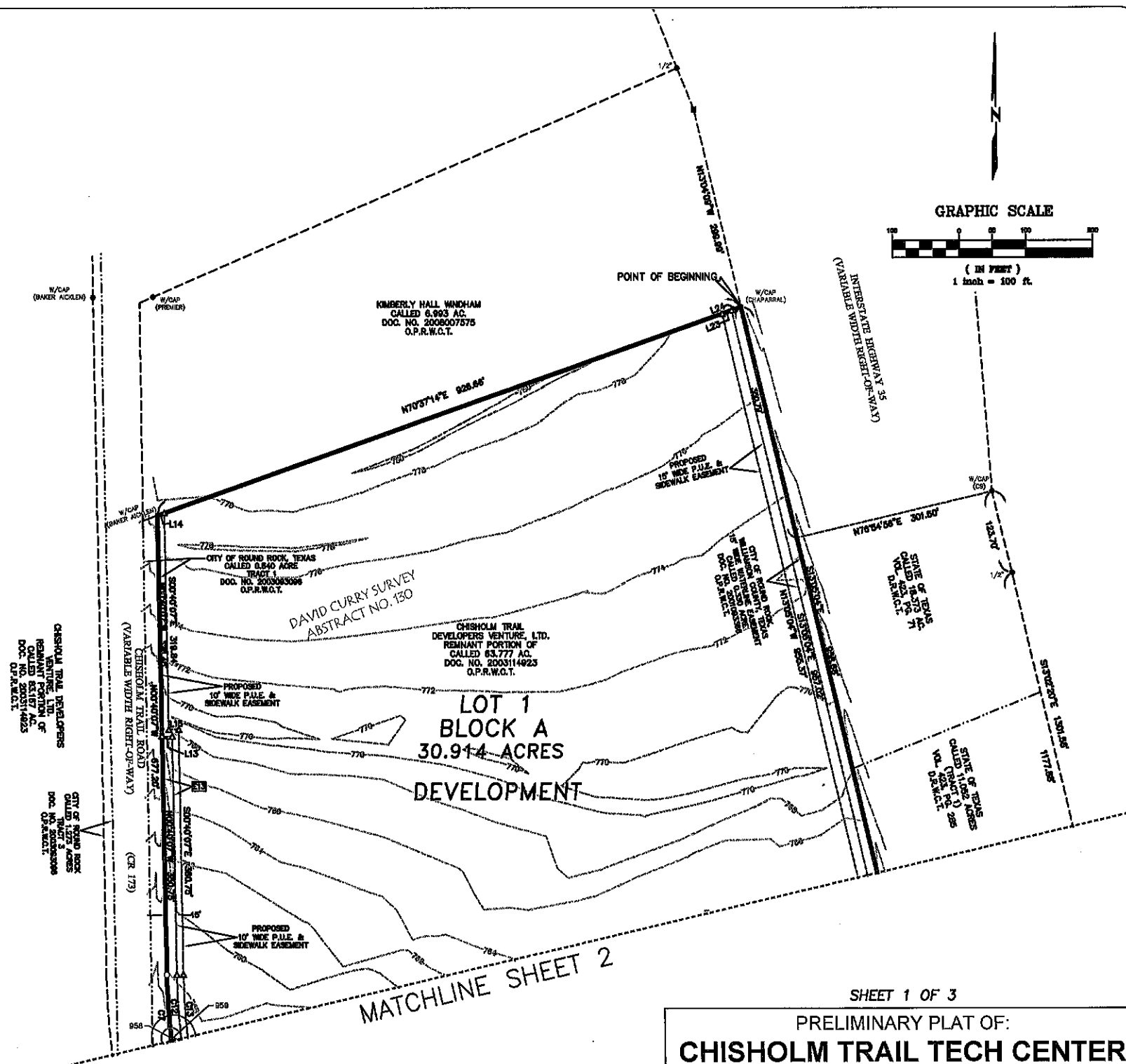
WAELTZ & PRETE, INC.
CIVIL ENGINEERS

211 A.W. GRIMES BLVD.
ROUND ROCK, TX. 78668
PH (512) 508-8953
FIRM TX. REG. #F-10308



DIAMOND SURVEYING, INC.

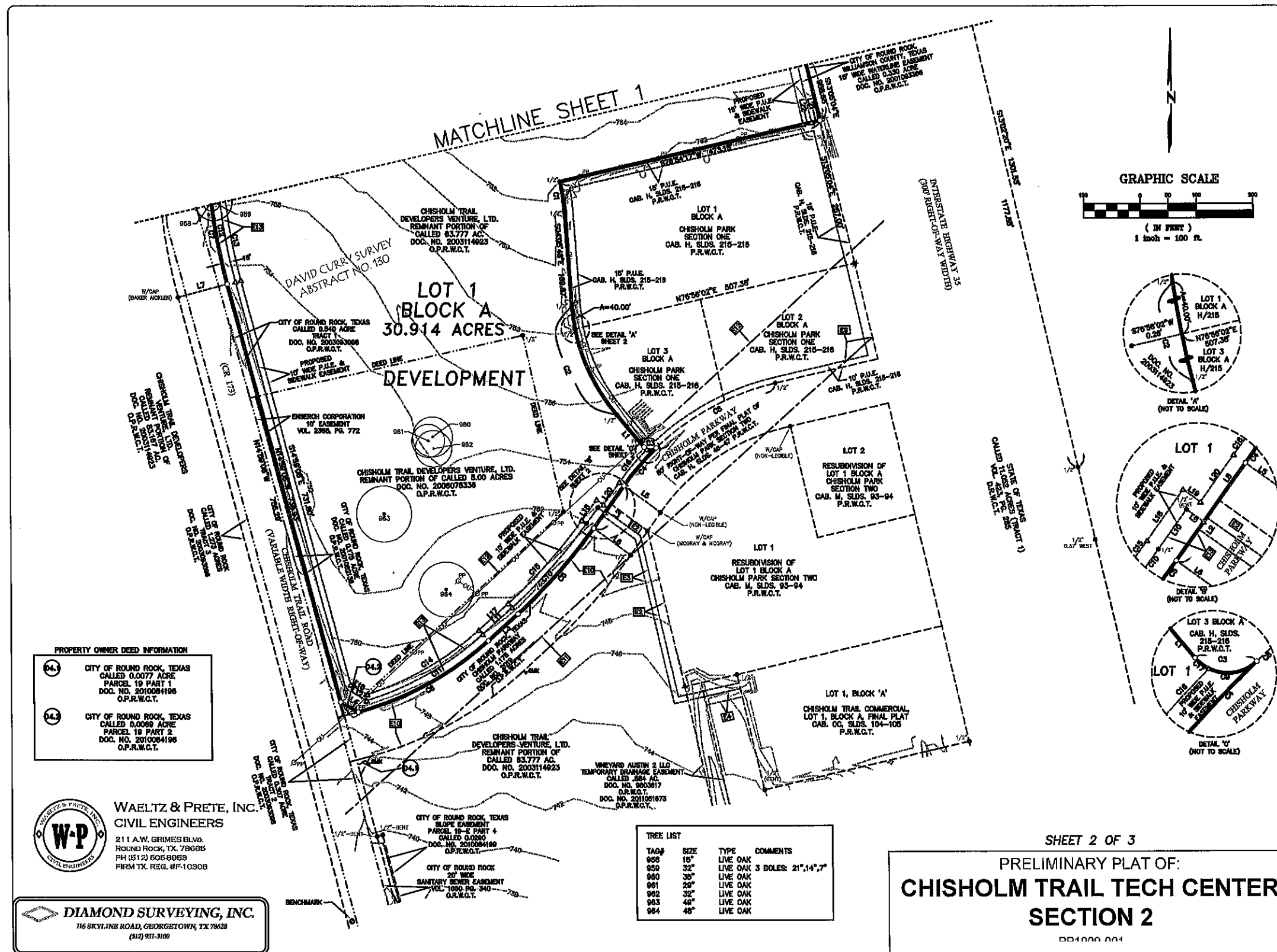
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100



SHEET 1 OF 3

PRELIMINARY PLAT OF:
CHISHOLM TRAIL TECH CENTER
SECTION 2

DD1000.001



PROPERTY OWNER DEED INFORMATION

04.1	CITY OF ROUND ROCK, TEXAS CALLED 0.0077 ACRE PARCEL 19 PART 1 DOC. NO. 2010084188 O.P.R.W.G.T.
04.2	CITY OF ROUND ROCK, TEXAS CALLED 0.0089 ACRE PARCEL 18 PART 2 DOC. NO. 2010084186 O.P.R.W.G.T.



Waeltz & Prete, Inc.
CIVIL ENGINEERS
2111 A.W. GRIMES BLVD.
ROUND ROCK, TX 78665
PH (512) 506-9959
FIRM TX. REG. #F-10308

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100

TREE LIST

TAG#	SIZE	TYPE	COMMENTS
958	16"	LIVE OAK	
959	32"	LIVE OAK	3 BOLES: 21", 14", 7"
960	36"	LIVE OAK	
961	28"	LIVE OAK	
962	32"	LIVE OAK	
963	48"	LIVE OAK	
964	48"	LIVE OAK	

SHEET 2 OF 3
PRELIMINARY PLAT OF:
CHISHOLM TRAIL TECH CENTER
SECTION 2
DD1000.001

METES AND BOUNDS DESCRIPTION

FOR A 30.914 ACRE TRACT OF LAND SITUATED IN THE DAVID CURRY SURVEY, ABSTRACT NO. 130, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE REMNANT PORTION OF THE CALLED 6.00 ACRE TRACT OF LAND CONVEYED TO CHISHOLM TRAIL DEVELOPERS VENTURE, LTD., RECORDED IN DOCUMENT NO. 2006078338 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE REMNANT PORTION OF THE CALLED 63.777 ACRE TRACT OF LAND CONVEYED TO CHISHOLM TRAIL DEVELOPERS VENTURE, LTD., RECORDED IN DOCUMENT NO. 2003114823 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 30.914 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found with cap marked "Chopord"; monumenting the northeast corner of said 63.777 acre Chisholm Trail Developers Venture, Ltd. tract and the southeast corner of the called 6.993 acre tract of land conveyed to Kimberly Hall Windham, recorded in Document No. 2006007678 of the Official Public Records of Williamson County, Texas, same being on the west boundary line of the called 16.373 acre tract of land conveyed to the State of Texas, recorded in Volume 423, Page 71 of the Deed Records of Williamson County, Texas, same being on the west right-of-way line of Interstate Highway 35 (variable width right-of-way), for the northeast corner and POINT OF BEGINNING hereof, from which a TxDOT Type I concrete monument found monumenting an angle point on said west boundary line of the 16.373 acre State of Texas tract and an angle point on the east boundary line of said 6.993 acre Windham tract, same being on said west right-of-way line of Interstate Highway 35, bears N 13°04'00" W for a distance of 289.60 feet;

THENCE, S 13°05'04" E with the east boundary line of said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract, in part with the west boundary line of said 16.373 acre State of Texas tract, in part with the west boundary line of the called 11.062 acre tract of land (Tract 1) conveyed to the State of Texas, recorded in Volume 423, Page 285 of the Deed Records of Williamson County, Texas and with said west right-of-way line of Interstate Highway 35 for a distance of 956.85 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" on the northwest corner of Lot 1, Block A, Chisholm Park Section One, a subdivision recorded in Cabinet H, Slides 215-218 of the Plat Records of Williamson County, Texas and an exterior all corner of said 63.777 acre Chisholm Trail Developers Venture, Ltd. tract for the most westerly southeast corner hereof, from which a cotton gin spindle found monumenting the southeast corner of said Lot 1, Block A, and the northeast corner of Lot 2, Block A of said Chisholm Park Section One, same being on said west right-of-way line of Interstate Highway 35, bears S 13°06'04" E for a distance of 267.00 feet;

THENCE, S 76°54'17" W with the north boundary line of said Lot 1, Block A common with said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract for a distance of 473.18 feet to a 1/2" iron rod found monumenting the northwest corner of said Lot 1, Block A and an interior all corner of said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract;

THENCE, with the west boundary line of said Lot 1, Block A and the west boundary line of Lot 3, Block A of said Chisholm Park Section One, common with said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract, the following five (5) courses and distances:

1. With a curve to the right on an arc length of 49.38 feet, said curve having a radius of 300.04 feet, a delta angle of 09°28'40" and a chord which bears S 08°36'12" E for a distance of 49.33 feet to a 1/2" iron rod found on the end of this curve;
2. S 04°08'48" E for a distance of 169.67 feet to a 1/2" iron rod found monumenting the beginning of a curve to the left;
3. With said curve to the left passing at an arc length of 40.00 feet a 1/2" iron rod found, 0.26 feet west of this line, monumenting the coparent southeast corner of said Lot 1, Block A and the northwest corner of said Lot 3, Block A, in all a total arc length of 208.57 feet, said curve having a radius of 330.00 feet, a delta angle of 36°12'47" and a chord which bears S 22°13'08" E for a distance of 208.12 feet to a 1/2" iron rod found monumenting the end of this curve;
4. S 40°04'08" E for a distance of 74.07 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" on the beginning of a curve to the left;
5. With said curve to the left on an arc length of 24.43 feet, said curve having a radius of 16.00 feet, a delta angle of 93°16'18" and a chord which bears S 60°34'56" E for a distance of 21.62 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" on the southwest corner of said Lot 3, Block A and an exterior all corner of said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract, same being on the northerly right-of-way line of Chisholm Parkway (60' right-of-way width) as shown on Chisholm Park Section Two, a subdivision recorded in Cabinet H, Slides 46-47 of the Plat Records of Williamson County, Texas, for the most southerly southeast corner hereof, from which a 1/2" iron rod found monumenting a point of curvature in the south boundary line of said Lot 2, Block A, same being on said northerly right-of-way line of Chisholm Parkway, bears N 61°45'27" E for a distance of 239.75 feet;

THENCE, with the south boundary line of said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract and said north right-of-way line of Chisholm Parkway, with a curve to the left on an arc length of 58.13 feet, said curve having a radius of 480.00 feet, a delta angle of 10°58'37" and a chord which bears S 41°12'48" W for a distance of 57.98 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" for the end of this curve, from which an iron rod found monumenting a point of curvature on the north boundary line of Lot 1, Resubdivision of Lot 1, Block A, Chisholm Park Section Two, a subdivision recorded in Cabinet H, Slides 93-94 of the Plat Records of Williamson County, Texas, same being on the southerly right-of-way line of said Chisholm Parkway, bears S 54°08'35" E for a distance of 78.84 feet;

THENCE, S 35°54'25" W with the south boundary line of said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract, with said north right-of-way line of Chisholm Parkway and with a called 80' wide Road Right-of-way, Utility and Drainage Easement as described in Exhibit 'A', recorded in Volume 1187, Page 297 and Volume 1222, Page 207 both of the Official Records of Williamson County, Texas for a distance of 61.81 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" on the beginning of a curve to the right, from which a 1/2" iron rod found monumenting a point of curvature on the north boundary line of the southerly remnant portion of said 63.777 acre Chisholm Trail Developers Venture, Ltd. tract, same being on the southerly boundary line of said 80' wide Road Right-of-way, Utility and Drainage Easement, bears S 54°08'35" E for a distance of 80.00 feet;

THENCE, with the south boundary line of said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract and said northerly boundary line of the 80' wide Road Right-of-way, Utility and Drainage Easement the following three (3) courses and distances:

1. With said curve to the right on an arc length of 202.31 feet, said curve having a radius of 960.00 feet, a delta angle of 12°04'27" and a chord which bears S 42°07'51" W for a distance of 201.93 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" on the end of this curve;

2. S 46°10'04" W for a distance of 70.12 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" on the beginning of a curve to the right;

3. With said curve to the right on an arc length of 285.03 feet, said curve having a radius of 560.00 feet, a delta angle of 27°06'58" and a chord which bears S 61°43'33" W for a distance of 282.86 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" on the southeast corner of the called 0.0069 acre tract of land (Parcel 19 Part 2) conveyed to the City of Round Rock, Texas, recorded in Document No. 2010084166 of the Official Public Records of Williamson County, Texas for the most southerly southwest corner hereof;

THENCE, N 69°55'46" W with the northeasterly boundary line of said 0.0069 acre City of Round Rock, Texas tract common with said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract and in part with the southwesterly boundary line of said 5.00 acre Chisholm Trail Developers Venture, Ltd. tract for a distance of 34.93 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" on the northeast corner of said 0.0069 acre City of Round Rock, Texas tract and being on the west boundary line of the called 0.540 acre tract of land (Tract 1) conveyed to the City of Round Rock, Texas, recorded in Document No. 2001082136 of the Official Public Records of Williamson County, Texas, same being on the east right-of-way line of Chisholm Trail Road (right-of-way width varies) for the most westerly southwest corner hereof;

THENCE, with the west boundary line of said remnant portion of the 6.00 acre Chisholm Trail Developers Venture, Ltd. tract, the west boundary line of said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract, the east boundary line of said 0.176 acre City of Round Rock, Texas tract, the east boundary line of the called 0.540 acre tract of land (Tract 1) conveyed to the City of Round Rock, Texas, recorded in Document No. 2003093096 of the Official Public Records of Williamson County, Texas and said east right-of-way line of Chisholm Trail Road, the following three (3) courses and distances:

1. N 14°59'08" W for a distance of 758.29 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" on the beginning of a curve to the right, from which an iron rod found with cap marked (Baker Alden) monumenting a point of curvature on the east boundary line of the remnant portion of the called 63.167 acre tract of land conveyed to Chisholm Trail Developers Venture, Ltd. recorded in said Document No. 2003114823, same being on the west boundary line of the called 1.273 acre tract of land (Tract 3) conveyed to the City of Round Rock, in said Document No. 2003093096, same being on the west right-of-way line of Chisholm Trail Road, bears S 74°52'40" W for a distance of 89.80 feet;

2. With said curve to the right on an arc length of 238.63 feet, said curve having a radius of 965.00 feet, a delta angle of 14°19'01" and a chord which bears N 07°49'37" W for a distance of 238.01 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" on the end of this curve;

3. N 00°40'07" W for a distance of 677.20 feet to an iron rod found with cap marked "Baker-Alden" on the northwest corner of said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract and the northeast corner of said 0.540 acre City of Round Rock, Texas tract, same being on the south boundary line of said 6.993 acre Windham tract, for the northwest corner hereof;

THENCE, N 70°37'14" E, with the north boundary line of said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract and said south boundary line of the 6.993 acre Windham tract for a distance of 926.66 feet to the POINT OF BEGINNING hereof and containing 30.914 acres of land more or less.

PLAT NOTES:

- 1) BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM, DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00012.
- 2) NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- 3) NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48461004606, EFFECTIVE DATE SEPTEMBER 28, 2006, FOR WILLIAMSON COUNTY TEXAS.
- 4) NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- 5) BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
- 6) SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
- 7) NO NEW PUBLIC STREETS ARE PROPOSED.
- 8) THIS PLAT CONFORMS TO THE CONCEPT PLAN APPROVED BY THE PLANNING AND ZONING COMMISSION ON AUGUST 7, 2018.
- 9) THE TRACT SHOWN HEREON IS SUBJECT TO AN AGREEMENT REGARDING STORMWATER SYSTEM AND DEDICATION OF RIGHT-OF-WAY FOR PUBLIC IMPROVEMENTS, RECORDED IN DOCUMENT NO. 2003093037 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

LINE TABLE				LINE TABLE				LINE TABLE			
LINE	BEARING	DISTANCE		LINE	BEARING	DISTANCE		LINE	BEARING	DISTANCE	
L1	S 40°04'08" E	74.07		L9	N 64°50'37" W	14.82		L17	N 46°10'04" E	70.12	
L2	S 04°08'48" E	169.67		L10	S 38°59'23" W	34.92		L18	N 35°54'25" E	44.30	
L3	S 46°10'04" W	70.12		L11	S 48°10'04" W	70.12		L19	S 84°00'57" E	14.82	
L4	N 69°55'46" W	34.93		L12	N 69°55'46" W	42.12		L20	N 35°54'25" E	48.37	
L5	S 54°08'35" E	78.84		L13	S 89°19'53" W	15.00		L21	S 76°54'17" W	15.00	
L6	S 54°08'35" E	80.00		L14	N 70°37'14" E	10.56		L22	S 76°54'17" W	15.00	
L7	S 74°52'40" W	89.80		L15	N 89°19'53" E	15.00		L23	N 70°37'14" E	15.00	
L8	S 35°54'25" W	68.42		L16	S 69°55'46" E	33.62		L24	N 70°37'14" E	15.00	

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	300.04	49.38	9°28'40"	S 08°36'12" E	49.33
C2	330.00	208.67	36°12'47"	S 22°13'08" E	208.12
C3	16.00	24.43	93°16'18"	S 60°34'56" E	21.62
C4	480.00	61.13	10°58'37"	S 41°12'48" W	61.05
C5	960.00	202.31	12°04'27"	S 42°07'51" W	201.93
C6	560.00	285.03	27°06'58"	S 61°43'33" W	282.86
C7	965.00	238.63	14°19'01"	N 07°49'37" W	238.01
C8	480.00	242.55	30°12'40"	N 61°48'27" E	238.70
C9	16.00	18.22	69°36'43"	N 61°34'18" E	17.12
C10	945.00	198.30	12°01'22"	S 42°10'59" W	197.93
C11	545.00	257.62	25°00'45"	S 60°40'28" W	256.63
C12	940.00	234.90	14°18'01"	N 07°49'37" W	234.98
C13	930.00	232.36	14°18'01"	S 07°49'37" E	231.78
C14	635.00	229.23	24°33'00"	N 60°28'33" E	227.48
C15	935.00	196.18	12°01'16"	N 42°11'01" E	195.62
C16	470.00	75.90	9°15'51"	N 40°21'25" E	75.91
C17	16.00	6.20	23°41'39"	N 61°46'35" W	6.16

LEGEND

- IRON ROD FOUND
- ▲ 800 NAIL FOUND IN POST
- * COTTON GIN SPINDLE FOUND
- TYPE I CONCRETE MONUMENT FOUND
- IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
- △ CALCULATED POINT
- BENCHMARK
- ⌒ EXISTING POWER POLE
- [E] RECORD EASEMENT INFORMATION
- [D] PROPERTY OWNER DEED INFORMATION
- (883) TREE AND TAG NUMBER

- ADJOINING BOUNDARY LINES
- DEED LINES
- EXISTING OVERHEAD UTILITIES
- O.P.R.W.G.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.G.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.G.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.G.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.U.E. PUBLIC UTILITY EASEMENT

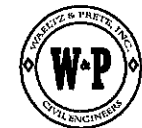
RECORD EASEMENT INFORMATION

[E2]	CITY OF ROUND ROCK WILLIAMSON COUNTY, TEXAS WATER LINE EASEMENT CALLED 0.11 AC. DOC. NO. 2008070983 O.P.R.W.G.T.	[E1]	CENTERLINE OF TEXAS POWER & LIGHT COMPANY ELECTRIC TRANSMISSION LINE AND/OR DISTRIBUTION LINE EASEMENT VOL. 233, PG. 441 & VOL. 235, PG. 446 D.R.W.G.T. (NO WIDTH SPECIFIED) ON/OFF ELECTRIC DELIVERY COMPANY, LLC DOC. NO. 2003093096 DOC. NO. 2003078303 O.P.R.W.G.T.
[E3]	CITY OF ROUND ROCK WILLIAMSON COUNTY, TEXAS PUBLIC UTILITIES EASEMENT CALLED 0.11 AC. DOC. NO. 2008070992 O.P.R.W.G.T.	[E2]	CENTERLINE OF TEXAS POWER & LIGHT COMPANY ELECTRIC TRANSMISSION DISTRIBUTION LINE AND TELEPHONE LINE VOL. 236, PG. 66 D.R.W.G.T. VOL. 264, PG. 483 D.R.W.G.T. (NO WIDTH SPECIFIED)
[E4]	DECLARATION OF DRAINAGE EASEMENTS CALLED 0.0224 AC. EXEMPTS C & D DOC. NO. 2008070991 CORRECTED IN DOC. NO. 2011042100 O.P.R.W.G.T.		
[E5]	CENTERLINE OF TEXAS POWER & LIGHT COMPANY ELECTRIC TRANSMISSION LINE AND/OR DISTRIBUTION LINE EASEMENT & VOL. 427, PG. 603 D.R.W.G.T. (NO WIDTH SPECIFIED)	[E3]	CITY OF ROUND ROCK DRAINAGE EASEMENT PARCELS 18 & PART 5 CALLED 0.4746 AC. DOC. NO. 2010084204 O.P.R.W.G.T.
[E6]	80' WIDE ROAD RIGHT-OF-WAY, UTILITY AND DRAINAGE EASEMENT EXHIBIT 'A' VOL. 1187, PG. 297 & VOL. 1222, PG. 207 O.R.W.G.T.		

SHEET 3 OF 3

PRELIMINARY PLAT OF: CHISHOLM TRAIL TECH CENTER SECTION 2

DD1000.A01



WAELTZ & PRETE, INC.
CIVIL ENGINEERS

211 A.W. GRIMES BLVD.
ROUND ROCK, TX 78665
PH (512) 505-9953
FIRM TX. REG. #F-10908



116 SKYLINE ROAD, GORGETOWN, TX 78628
(512) 951-3100

**Chisholm Trail Tech Center Sec. 2
FINAL PLAT FP1909-001**



CASE PLANNER: CAITLYN REEVES

REQUEST: Approval of the Final Plat for 1 development lot.

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

DESCRIPTION: 30.91 acres out of the David Curry Survey, Abstract No. 130

CURRENT USE OF PROPERTY: Vacant and undeveloped.

GENERAL PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

North: Vacant and undeveloped zoned C-1 (General Commercial).

South: Right-of-way for Chisholm Parkway unzoned.

East: Right-of-way for N. IH-35 Frontage Road unzoned, a hotel zoned C-1 (General Commercial), a restaurant zoned C-1 (General Commercial).

West: Right-of-way for Chisholm Trail Road unzoned.

PROPOSED LAND USE: Commercial

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	1	30.91
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	1	30.91

Owner:
Chisholm Trail Developers Venture, Ltd.
David Bodenman
211 E. 7th St., Ste. 709
Austin, TX 78701

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

Chisholm Trail Tech Center Sec. 2
FINAL PLAT FP1909-001

HISTORY: The Planning and Zoning Commission approved the Concept Plan (CP1907-001) for this site on August 7, 2019.

DATE OF REVIEW: October 2, 2019

LOCATION: Generally located at the northeast corner of Chisholm Trail Road and Chisholm Parkway, west of IH-35.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates the subject tract as commercial. The tract is zoned C-1 (General Commercial) and allows for commercial land use such as offices, retail sales, hotels and fuel stations. The C-1 zoning district requires buildings to include details that provide visual relief, including features such as varying window types, arched or recessed entryways, canopies, awnings and the variation of roof lines.

Compliance with the Preliminary Plat: As shown, this Final Plat is in compliance with the approved Preliminary Plat (PP1909-001).

Traffic, Access and Roads: A Traffic Impact Analysis (TIA1706-003) has been approved for this tract. Driveway access points for future development will be finalized during the site development plan review stage and no new public street connections are proposed.

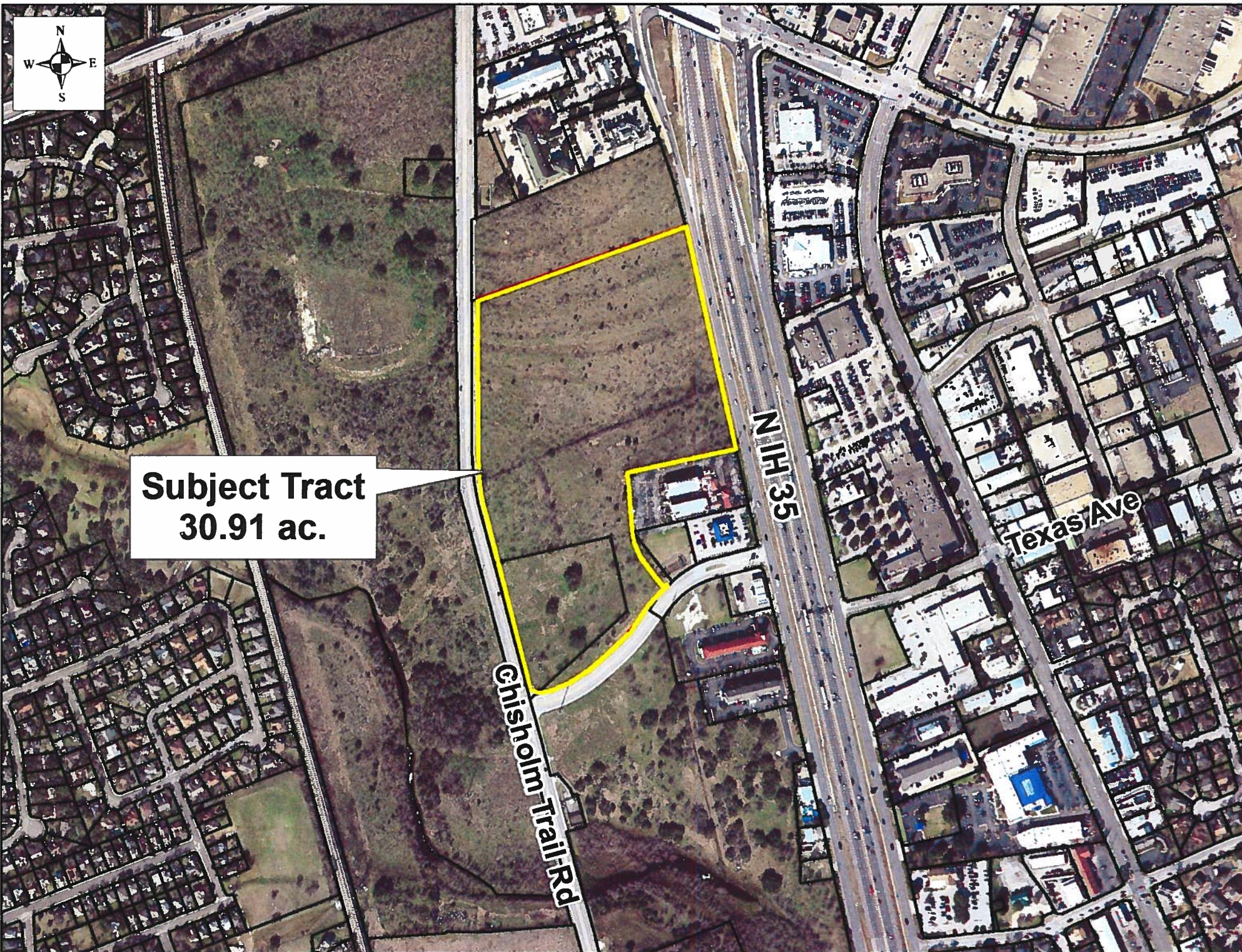
Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The subject property has multiple points of access for water service to a 12-inch public water line along N. IH-35 Frontage Road on the eastern boundary line of the property. Along with, an existing 12-inch water line stub located on the western boundary of the property along Chisholm Trail Road. Wastewater is intended to be served by an existing 8-inch wastewater line along Chisholm Trail Road along the western boundary of the property.

Drainage: The subject property proposes to route stormwater to a detention and water quality facility at the corner of Chisholm Parkway and Chisholm Trail Road.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Prior to recordation of the Final Plat, a deed for Chisholm Parkway right-of-way shall be conveyed to the City of Round Rock.
2. Clarify sidewalk easement along IH35 to depict ten-foot (10') sidewalk easement along property line to overlap existing waterline easement.
3. Remove "& sidewalk easement" from fifteen-foot (15') PUE callout along IH35 as ten-foot (10') sidewalk easement is depicted separately. (Subdivision Development Preliminary Plat Application Information & Procedures).
4. Add note stating, "PUE and sidewalk easement are hereby conveyed for all lots as depicted."

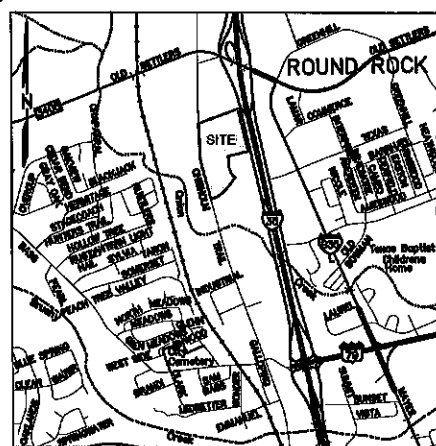


Subject Tract
30.91 ac.

Chisholm Trail Rd

NH 35

Texas Ave



VICINITY MAP
(NOT TO SCALE)

OWNER: CHISHOLM TRAIL DEVELOPERS VENTURE, LTD.
C/O HIGHLAND RESOURCES INC.
211 E. 7TH ST. STE. 708
AUSTIN, TEXAS 78701

SURVEYOR: SHANE SHAFER, RPLS #0281
DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TEXAS 78628
T.B.P.L.S. FIRM NO. 10008900

ENGINEER: ANTONIO A. PRETE, P.E.
WAELTZ & PRETE, INC.
211 A.W. GRIMES BLVD.
ROUND ROCK, TEXAS 78665
FIRM TX. REG. #F-10308

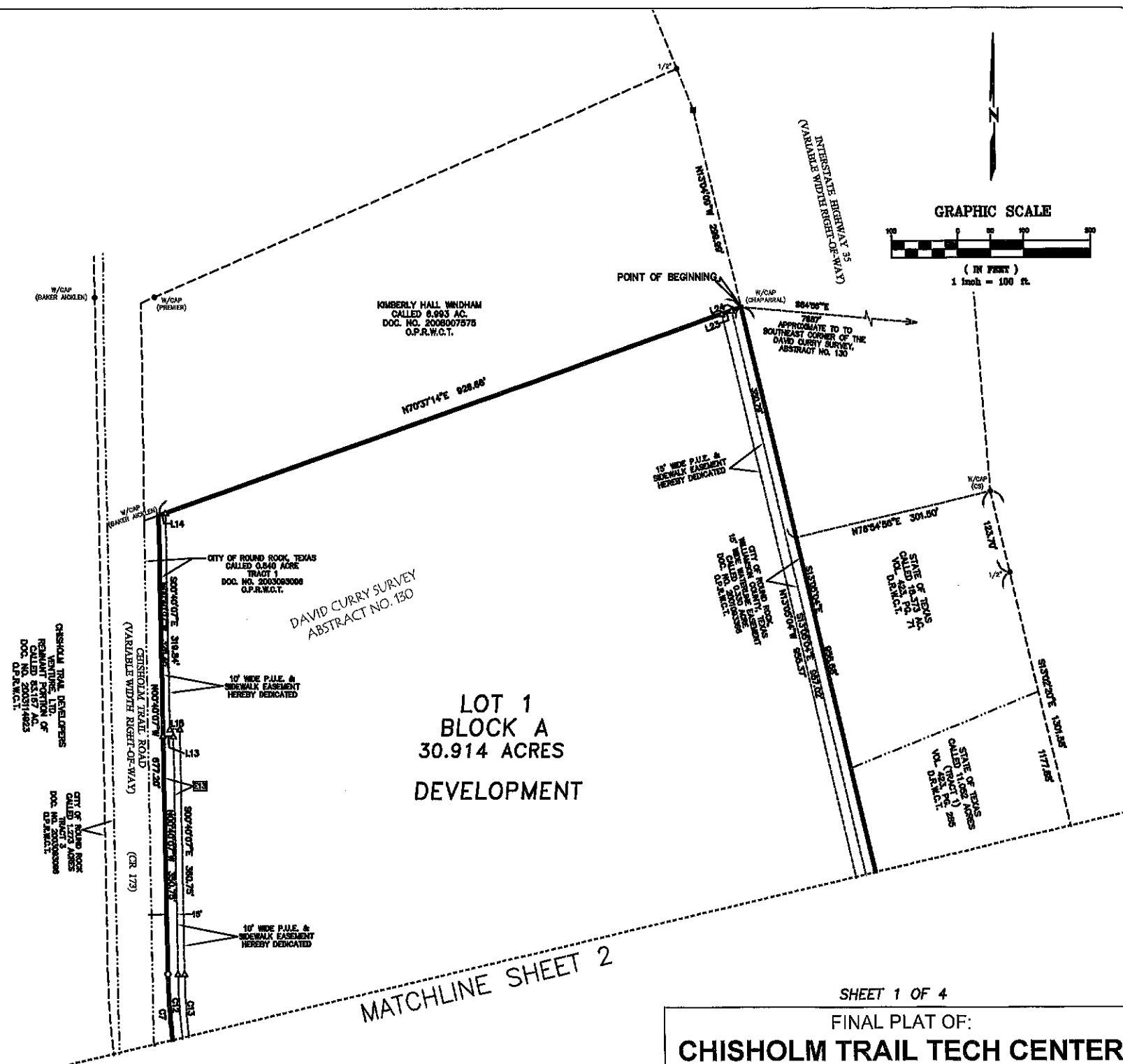
SUBMITTAL DATE: SEPTEMBER 3, 2019
DATE OF PLANNING AND ZONING COMMISSION REVIEW: OCTOBER 2, 2019
PATENT SURVEY: DAVID CURRY SURVEY, ABSTRACT 130
BENCHMARK DESCRIPTION: SQUARE CUT IN CONCRETE LIGHT STANDARD BASE
ELEVATION: 739.38'
VERTICAL DATUM: NAVD 88 (GEOID 2012A)
GRID COORDINATES:
N=10169023.57
E=3127380.32

ACREAGE: 30.914
NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: NONE
ACREAGE BY LOT TYPE: 30.914 DEVELOPMENT
NUMBER OF LOTS BY TYPE: 1 DEVELOPMENT



WAELTZ & PRETE, INC.
CIVIL ENGINEERS
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(512) 931-3100



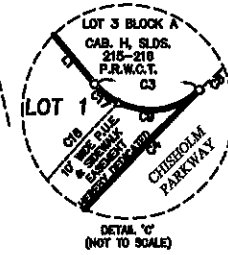
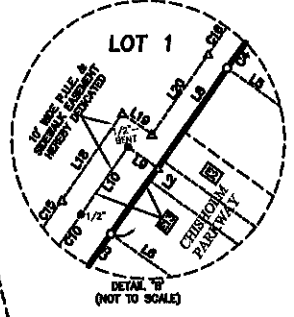
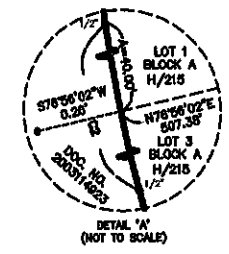
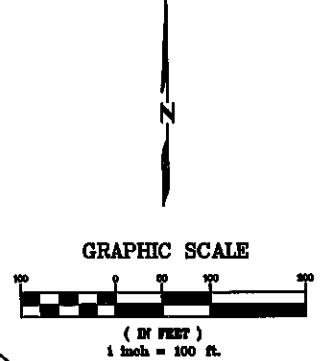
SHEET 1 OF 4

FINAL PLAT OF:
CHISHOLM TRAIL TECH CENTER
SECTION 2

ED1000 001

MATCHLINE SHEET 1

LOT 1
BLOCK A
30.914 ACRES
DEVELOPMENT



PROPERTY OWNER DEED INFORMATION	
04.1	CITY OF ROUND ROCK, TEXAS CALLED 0.0077 ACRE PARCEL 19 PART 1 DOC. NO. 2010084198 O.P.R.W.G.T.
04.2	CITY OF ROUND ROCK, TEXAS CALLED 0.0089 ACRE PARCEL 19 PART 2 DOC. NO. 2010084198 O.P.R.W.G.T.



WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 A.W. GRIMES BLVD.
ROUND ROCK, TX 78665
PH (512) 505-8953
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(512) 931-3100

SHEET 2 OF 4
FINAL PLAT OF:
CHISHOLM TRAIL TECH CENTER
SECTION 2

METES AND BOUNDS DESCRIPTION

FOR A 30.914 ACRE TRACT OF LAND SITUATED IN THE DAVID CURRY SURVEY, ABSTRACT NO. 130, WILLAMSON COUNTY, TEXAS, BEING ALL OF THE REMAINT PORTION OF THE CALLED 5.00 ACRE TRACT OF LAND CONVEYED TO CHISHOLM TRAIL DEVELOPERS VENTURE, LTD., RECORDED IN DOCUMENT NO. 2006078336 OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS AND BEING OUT OF THE REMAINT PORTION OF THE CALLED 63.777 ACRE TRACT OF LAND CONVEYED TO CHISHOLM TRAIL DEVELOPERS VENTURE, LTD., RECORDED IN DOCUMENT NO. 2003114923 OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS, SAID 30.914 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found with cap marked "Chopard"; monumenting the northeast corner of said 63.777 acre Chisholm Trail Developers Venture, Ltd. tract and the southeast corner of the called 6.993 acre tract of land conveyed to Kimberly Hall Windham, recorded in Document No. 200607878 of the Official Public Records of Williamson County, Texas, same being on the west boundary line of the called 18.373 acre tract of land conveyed to the State of Texas, recorded in Volume 423, Page 71 of the Deed Records of Williamson County, Texas, same being on the west right-of-way line of Interstate Highway 35 (variable width right-of-way), for the northeast corner and POINT OF BEGINNING hereof, from which a 100' Type I concrete monument found monumenting an angle point on said west boundary line of the 18.373 acre State of Texas tract and an angle point on the east boundary line of said 6.993 acre Windham tract, same being on said west right-of-way line of Interstate Highway 35, bears N 13°04'09" W for a distance of 229.09 feet;

THENCE, S 13°05'04" E with the east boundary line of said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract, in part with the west boundary line of said 18.373 acre State of Texas tract, in part with the west boundary line of the called 11.052 acre tract of land (Tract 1) conveyed to the State of Texas, recorded in Volume 423, Page 265 of the Deed Records of Williamson County, Texas and with said west right-of-way line of Interstate Highway 35 for a distance of 955.85 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" on the northwest corner of Lot 1, Block A, Chisholm Park Section One, a subdivision recorded in Cabinet H, Slides 218-219 of the Plat Records of Williamson County, Texas and an exterior all corner of said 63.777 acre Chisholm Trail Developers Venture, Ltd. tract, for the most easterly southeast corner hereof, from which a cotton gin spindle found monumenting the southeast corner of said Lot 1, Block A, and the northeast corner of Lot 2, Block A of said Chisholm Park Section One, same being on said west right-of-way line of Interstate Highway 35, bears S 13°05'04" E for a distance of 287.00 feet;

THENCE, S 78°54'17" W with the north boundary line of said Lot 1, Block A common with said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract for a distance of 473.16 feet to a 1/2" iron rod found monumenting the northwest corner of said Lot 1, Block A and an interior all corner of said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract;

THENCE, with the west boundary line of said Lot 1, Block A and the west boundary line of Lot 3, Block A of said Chisholm Park Section One, common with said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract, the following five (5) courses and distances:

1. With a curve to the right on an arc length of 49.38 feet, said curve having a radius of 300.04 feet, a delta angle of 09°28'40" and a chord which bears S 05°38'12" E for a distance of 49.33 feet to a 1/2" iron rod found on the end of this curve;
 2. S 04°05'48" E for a distance of 159.87 feet to a 1/2" iron rod found monumenting the beginning of a curve to the left;
 3. With said curve to the left poeeling at an arc length of 40.00 feet a 1/2" iron rod found, 0.28 feet west of this line, monumenting the apparent southwest corner of said Lot 1, Block A and the northwest corner of said Lot 3, Block A, in all a total arc length of 205.57 feet, said curve having a radius of 330.00 feet, a delta angle of 38°12'47" and a chord which bears S 22°13'06" E for a distance of 205.12 feet to a 1/2" iron rod found monumenting the end of this curve;
 4. S 40°04'08" E for a distance of 74.07 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" on the beginning of a curve to the left;
 5. With said curve to the left on an arc length of 24.43 feet, said curve having a radius of 15.00 feet, a delta angle of 93°18'15" and a chord which bears S 86°34'56" E for a distance of 21.82 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" on the southwest corner of said Lot 3, Block A and an exterior all corner of said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract, same being on the northerly right-of-way line of Chisholm Parkway (50' right-of-way width) as shown on Chisholm Park Section Two, a subdivision recorded in Cabinet H, Slides 46-47 of the Plat Records of Williamson County, Texas, for the most southerly southeast corner hereof, from which a 1/2" iron rod found monumenting a point of curvature in the south boundary line of said Lot 2, Block A, same being on said northerly right-of-way line of Chisholm Parkway, bears N 61°48'27" E for a distance of 230.75 feet;
- THENCE, with the south boundary line of said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract and said north right-of-way line of Chisholm Parkway, with a curve to the left on an arc length of 55.15 feet, said curve having a radius of 460.00 feet, a delta angle of 10°56'37" and a chord which bears S 41°12'48" W for a distance of 57.89 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" for the end of this curve, from which an iron rod found monumenting a point of curvature on the north boundary line of Lot 1, Resubdivision of Lot 1, Block A, Chisholm Park Section Two, a subdivision recorded in Cabinet H, Slides 53-54 of the Plat Records of Williamson County, Texas, same being on the southerly right-of-way line of said Chisholm Parkway, bears S 54°05'35" E for a distance of 76.84 feet;

THENCE, S 35°54'25" W with the south boundary line of said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract, with said north right-of-way line of Chisholm Parkway and with a called 80' wide Road Right-of-way, Utility and Drainage Easement as described in Exhibit A, recorded in Volume 1187, Page 287 and Volume 1322, Page 207 both of the Official Records of Williamson County, Texas for a distance of 91.81 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" on the beginning of a curve to the right, from which a 1/2" iron rod found monumenting a point of curvature on the north boundary line of the southerly remnant portion of said 63.777 acre Chisholm Trail Developers Venture, Ltd. tract, same being on the southerly boundary line of said 80' wide Road Right-of-way, Utility and Drainage Easement, bears S 54°05'35" E for a distance of 80.00 feet;

THENCE, with the south boundary line of said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract and said northerly boundary line of the 80' wide Road Right-of-way, Utility and Drainage Easement the following three (3) courses and distances:

1. With said curve to the right on an arc length of 202.31 feet, said curve having a radius of 960.00 feet, a delta angle of 12°04'27" and a chord which bears S 42°07'51" W for a distance of 201.83 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" on the end of this curve;

2. S 48°10'04" W for a distance of 70.12 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" on the beginning of a curve to the right;

3. With said curve to the right on an arc length of 285.03 feet, said curve having a radius of 960.00 feet, a delta angle of 27°05'58" and a chord which bears S 81°43'33" W for a distance of 282.58 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" on the southeast corner of the called 0.0069 acre tract of land (Parcel 19 Part 2) conveyed to the City of Round Rock, Texas, recorded in Document No. 2010084195 of the Official Public Records of Williamson County, Texas for the most southerly southwest corner hereof;

THENCE, N 59°55'48" W with the northeasterly boundary line of said 0.0069 acre City of Round Rock, Texas tract common with said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract and in part with the southeasterly boundary line of said 5.00 acre Chisholm Trail Developers Venture, Ltd. tract for a distance of 34.93 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" on the northwest corner of said 0.0069 acre City of Round Rock, Texas tract and being on the east boundary line of the called 8.179 acre tract of land conveyed to the City of Round Rock, Texas, recorded in Document No. 201082136 of the Official Public Records of Williamson County, Texas, same being on the east right-of-way line of Chisholm Trail Road (right-of-way width varies) for the most westerly southwest corner hereof;

THENCE, with the west boundary line of said remnant portion of the 5.00 acre Chisholm Trail Developers Venture, Ltd. tract, the west boundary line of said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract, the east boundary line of said 0.175 acre City of Round Rock, Texas tract, the east boundary line of the called 0.540 acre tract of land (Tract 1) conveyed to the City of Round Rock, Texas, recorded in Document No. 2003083098 of the Official Public Records of Williamson County, Texas and said east right-of-way line of Chisholm Trail Road, the following three (3) courses and distances:

1. N 14°59'08" W for a distance of 756.28 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" on the beginning of a curve to the right, from which an iron rod found with cap marked "Baker Alden" monumenting a point of curvature on the east boundary line of the remnant portion of the called 83.187 acre tract of land conveyed to Chisholm Trail Developers Venture, Ltd. tract, recorded in said Document No. 200114923, same being on the west boundary line of the called 1.273 acre tract of land (Tract 3) conveyed to the City of Round Rock, in said Document No. 2003083098, same being on the west right-of-way line of Chisholm Trail Road, bears S 74°52'40" W for a distance of 99.50 feet;
2. With said curve to the right on an arc length of 238.63 feet, said curve having a radius of 855.00 feet, a delta angle of 14°18'01" and a chord which bears N 07°49'37" W for a distance of 238.01 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" on the end of this curve;
3. N 00°40'07" W for a distance of 877.20 feet to an iron rod found with cap marked "Baker Alden" on the northwest corner of said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract and the northeast corner of said 0.540 acre City of Round Rock, Texas tract, same being on the south boundary line of said 5.993 acre Windham tract, for the northwest corner hereof;

THENCE, N 70°37'14" E, with the north boundary line of said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract and said south boundary line of the 5.993 acre Windham tract for a distance of 925.85 feet to the POINT OF BEGINNING hereof and containing 30.914 acres of land more or less.

PLAT NOTES:

- 1) BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM, DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00012.
- 2) NO PORTION OF THIS TRACT IS ENROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- 3) NO PORTION OF THIS TRACT IS ENROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 4846100490E, EFFECTIVE DATE SEPTEMBER 28, 2008, FOR WILLAMSON COUNTY TEXAS.
- 4) NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- 5) BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
- 6) SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-28, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
- 7) NO NEW PUBLIC STREETS ARE PROPOSED.
- 8) THIS PLAT CONFORMS TO THE PRELIMINARY PLAN APPROVED BY THE PLANNING AND ZONING COMMISSION ON _____, 2019.
- 9) THE TRACT SHOWN HEREON IS SUBJECT TO AN AGREEMENT REGARDING STORMWATER SYSTEM AND DEDICATION OF RIGHT-OF-WAY FOR PUBLIC IMPROVEMENTS, RECORDED IN DOCUMENT NO. 2003083037 OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS.

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 40°04'08" E	74.07	L9	N 54°00'37" W	14.82	L17	N 48°10'04" E	70.12
L2	S 38°54'25" W	91.81	L10	S 35°59'23" W	34.32	L18	N 38°59'23" E	44.20
L3	S 48°10'04" W	70.12	L11	S 48°10'04" W	70.12	L19	S 54°00'37" E	14.80
L4	N 69°55'48" W	34.93	L12	N 59°55'48" W	42.12	L20	N 38°54'25" E	48.37
L5	S 54°05'35" E	76.84	L13	S 89°18'53" W	15.00	L21	S 78°54'17" W	15.00
L6	S 54°05'35" E	80.00	L14	N 70°37'14" E	10.59	L22	S 78°54'17" W	15.00
L7	S 74°52'40" W	99.50	L15	N 86°18'53" E	15.00	L23	N 70°37'14" E	15.00
L8	S 38°54'25" W	58.42	L16	S 89°55'48" E	33.62	L24	N 70°37'14" E	15.00

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	300.04	49.38	S 05°38'12" E	49.33
C2	330.00	24.43	S 22°13'06" E	205.12
C3	15.00	24.43	S 86°34'56" E	21.82
C4	480.00	55.15	S 41°12'48" W	57.89
C5	960.00	202.31	S 42°07'51" W	201.83
C6	960.00	285.03	S 81°43'33" W	282.58
C7	965.00	238.63	N 07°49'37" W	238.01
C8	460.00	242.58	N 61°48'27" E	239.75
C9	15.00	16.22	N 61°34'18" E	17.12
C10	945.00	195.32	S 42°10'56" W	197.83
C11	945.00	237.62	S 60°40'26" W	236.04
C12	940.00	234.59	N 07°48'37" W	234.28
C13	930.00	232.39	S 07°49'57" E	231.78
C14	535.00	229.23	N 60°28'33" E	227.49
C15	935.00	195.19	N 42°11'01" E	195.82
C16	470.00	75.99	N 81°51'25" E	75.91
C17	15.00	8.20	N 81°48'38" W	6.16

LEGEND

- IRON ROD FOUND
- ▲ 800 NAIL FOUND IN POST
- COTTON GIN SPINDLE FOUND
- TYPE I CONCRETE MONUMENT FOUND
- IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
- △ CALCULATED POINT
- BENCHMARK
- ⊙ EXISTING POWER POLE
- [E1] RECORD EASEMENT INFORMATION
- [B1] PROPERTY OWNER DEED INFORMATION
- 653 TREE AND TAG NUMBER
- ADJOINING BOUNDARY LINES
- DEED LINES
- CU--- EXISTING OVERHEAD UTILITIES
- P.U.E. PUBLIC UTILITY EASEMENT
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL RECORDS OF WILLAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS OF WILLAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS OF WILLAMSON COUNTY, TEXAS

RECORD EASEMENT INFORMATION

[E1] CITY OF ROUND ROCK, WILLAMSON COUNTY, TEXAS WATER LINE EASEMENT CALLED 0.16 AC. DOC. NO. 2008070993 O.P.R.W.C.T.	[E19] CENTERLINE OF TEXAS POWER & LIGHT COMPANY ELECTRIC TRANSMISSION LINE AND/OR DISTRIBUTION LINE EASEMENT VOL. 233, PG. 441 & VOL. 233, PG. 448 D.R.W.C.T. (NO WIDTH SPECIFIED) ON/OFF ELECTRIC DELIVERY COMPANY, LLC DOC. NO. 2003083588 DOC. NO. 2006078303 O.P.R.W.C.T.
[E3] CITY OF ROUND ROCK, WILLAMSON COUNTY, TEXAS PUBLIC UTILITIES EASEMENT CALLED 0.11 AC. DOC. NO. 2008070992 O.P.R.W.C.T.	[E20] CENTERLINE OF TEXAS POWER & LIGHT COMPANY ELECTRIC TRANSMISSION LINE AND/OR DISTRIBUTION LINE EASEMENT VOL. 233, PG. 66 D.R.W.C.T. VOL. 264, PG. 483 D.R.W.C.T. (NO WIDTH SPECIFIED)
[E4] DECLARATION OF DRAINAGE EASEMENTS CALLED 0.0224 AC. EXHIBITS 9 & 10 DOC. NO. 2008070991 CORRECTED IN DOC. NO. 201042150 O.P.R.W.C.T.	[E21] CITY OF ROUND ROCK DRAINAGE EASEMENT PARCEL 18-E PART 8 CALLED 0.746 AC. DOC. NO. 2010084204 O.P.R.W.C.T.
[E2] CENTERLINE OF TEXAS POWER & LIGHT COMPANY ELECTRIC TRANSMISSION LINE AND/OR DISTRIBUTION LINE EASEMENT & VOL. 427, PG. 803 O.R.W.C.T. (NO WIDTH SPECIFIED)	
[E20] 80' WIDE ROAD RIGHT-OF-WAY, UTILITY AND DRAINAGE EASEMENT EXHIBIT 1A VOL. 1187, PG. 287 & VOL. 1322, PG. 207 O.R.W.C.T.	

SHEET 3 OF 4

FINAL PLAT OF: CHISHOLM TRAIL TECH CENTER SECTION 2



WAELTZ & PRETE, INC.
CIVIL ENGINEERS

211 A.W. GRIMES BLVD.
ROUND ROCK, TX 78665
PH (512) 505-8983
FIRM TX REG. #F-10308

DIAMOND SURVEYING, INC.
116 SKYLARK ROAD, GEORGETOWN, TX 78628
(512) 991-3100

EASEMENT NOTE:

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

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

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

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

Grantor further grants to Grantee:

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

Grantee hereby covenants and agrees:

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

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

Grantor hereby dedicates the easement for the purposes stated herein.

TO HAVE AND TO HOLD the rights and interests described unto Grantee and its successors and assigns, forever, together with all and singular all usual and customary rights thereto in anywise belonging, and together with the right and privilege at any and all times to enter said premises, or any part thereof, for the purpose of constructing or maintaining said utilities and for making connections therewith, and Grantor does hereby bind itself, its 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.



WAELTZ & PRETE, INC.
CIVIL ENGINEERS

211 A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-9953
FIRM TX. REG. #F-10309

DIAMOND SURVEYING, INC.

116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.R.P.S. FIRM NO. 1096900

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That Chisholm Trail Developers Venture, Ltd., a Texas limited partnership, as the owner of the remnant portion of that certain 5.00 acre tract of land recorded in Document No. 2006078335 of the Official Public Records of Williamson County, Texas, and the owner of the remnant portion of that certain 63.777 acre tract of land recorded in Document Number 2003114923, Official Public Records of Williamson County, Texas, do hereby certify that there are no lien holders and dedicated 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 Chisholm Trail Tech Center Section 2.

David Bodenman
Chisholm Trail Developers Venture, Ltd.
By: HJolly, Inc., Its General Partner
By: David Bodenman, President
211 E. Seventh Street, Suite 709
Austin, Texas 78701-3218

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the 17th day of September, 2019, by David Bodenman, as President of Chisholm Trail Developers Venture, Ltd., a Texas limited partnership, on behalf of said HJolly, Inc., Its General Partner.

Notary Public, State of Texas

Printed Name: Veronica M. Baker
My Commission Expires:



THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, SHANE SHAFER, 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 BY 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.

Shane Shafer
SHANE SHAFER, P.E.
REGISTRATION NO. 5281
DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TX 78628

SEPTEMBER 16, 2019
DATE



THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, ANTONIO A. PRETE, P.E., 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.

Antonio A. Prete
ANTONIO A. PRETE, P.E.
LICENSE NO. 93759
WAELTZ & PRETE, INC.
211 A.W. GRIMES BLVD.
ROUND ROCK, TX 78665



16 Sept 19
DATE

APPROVED THIS _____ DAY OF _____, 2019, BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF ROUND ROCK, TEXAS, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

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

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

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D., 2019, AT O'CLOCK _____, AND ONLY RECORDED ON THE _____ DAY OF _____, A.D., 2019 AT O'CLOCK _____, 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

SHEET 4 OF 4

FINAL PLAT OF:
CHISHOLM TRAIL TECH CENTER
SECTION 2

FP1909-001

**Text Amendments
CODE AMENDMENT**

DATE: October 2, 2019

CODE AMENDMENT SECTIONS: Part III – Zoning and Development Code: Approval Procedure Section 10-34; and Site Plan Review – Section 10-45

STAFF REVIEW AND ANALYSIS: Since the Zoning and Development Code was published on October 1, 2018, staff has identified changes which are intended to improve specific sections or to correct errors. In addition, recent changes have been made to the Texas Local Government Code which need to be reflected in the Zoning and Development Code.

Approval Procedure Section 10-34: This section is revised in order to comply with HB 3167, effective on September 1, 2019. The bill amends the Texas Local Government Code for the subdivision platting process, requiring action on concept plans or plats within 30 days from filing, unless the applicant provides a written request for a 30-day extension. The section is also revised to clarify that the Planning and Development Services Director has the authority to approve amended and minor plats, in addition to easement vacations.

Site Plan Review – Section 10-45: This section is revised in order to improve the Code by including the requirements listed in the development packet by reference. This change is consistent with the other application processes, as this allows these technical requirements to be updated without requiring a revision to the Code.

RECOMMENDED MOTION:

Staff recommends approval of the Code amendments.

ORDINANCE NO. O-2019-_____

AN ORDINANCE AMENDING ZONING AND DEVELOPMENT CODE, CHAPTER 10, ARTICLE V, SECTION 10-34 REGARDING APPROVAL PROCEDURE AND ARTICLE VI, SECTION 10-45 REGARDING SITE PLAN REVIEW, CODE OF ORDINANCES (2018 EDITION), CITY OF ROUND ROCK, TEXAS; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

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

TEXAS:

I.

That Zoning and Development Code, Chapter 10, Article V, Section 10-34, Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

CHAPTER 10. ZONING AND DEVELOPMENT REVIEW PROCEDURE AND BODIES

Sec. 10-34. Approval procedure.

- (a) *Distribution and review.* The PDS director shall distribute a copy of each application to the reviewing agencies and the reviewing agencies shall review the application in accordance with the Texas Local Government Code and this code. The PDS director shall prepare a report for each application and shall distribute the report to the planning and zoning commission, except for those applications approved administratively.
- (b) *Director approval of easement vacations.* After a review by the reviewing agencies, the PDS director may approve easement vacations. Upon a determination by the PDS director that all of the public utilities authorized to use the easement proposed for vacation approve of the vacation request, the PDS director shall then approve the respective easement vacation.
- (c) *Planning and zoning commission action.* The planning and zoning commission shall review the reports of the PDS director and shall either approve, approve with minor conditions, or disapprove concept plans or plats within 30 days after the filing of a completed application. ~~The planning and zoning commission may approve a written request submitted by the developer to table a concept plan or plat application to a specific future planning and zoning commission meeting when it is requested on a form provided by the city where the developer waives its right to having the plat acted upon within the required 30 days as set forth in V.T.C.A., Local Government Code § 212.009(a). The planning and zoning commission may not table action on a plat without the consent of the developer and a waiver of rights. The 30 days from filing may be extended for a period not to exceed an additional 30 days upon written request by the applicant and approval by the planning and zoning commission~~
- (d) Director approval of amendment to plats and minor plats. The PDS director shall review amendments to plats and minor plats and shall either approve, approve with minor conditions, or disapprove them within 30 days after filing a completed application. The 30 days may be extended

1 for a period not to exceed an additional 30 days upon written request by the applicant and approval
2 by the PDS director.

- 3 (de) *Notification of action taken for plats.* Within ten working days after action taken by the planning and
4 zoning commission pursuant to subsection (c) or the PDS director pursuant to subsection (d), the
5 PDS director shall issue to the developer a certificate as required by V.T.C.A., Local Government
6 Code § 212.0115, stating that the plat has been reviewed and approved by the planning and zoning
7 commission.

10 II.

12 That Zoning and Development Code, Chapter 10, Article VI, Section 10-45, Code
13 of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as
14 follows:

15 CHAPTER 10. ZONING AND DEVELOPMENT REVIEW PROCEDURE AND BODIES

16 Sec. 10-45. Site plan review.

- 17 (a) *Applicability.* Prior to any development other than single-family (attached or detached) an applicant
18 must obtain site plan approval under this section. No such development shall be lawful or permitted
19 to proceed without final site plan approval. All improvements reflected on approved site plans must
20 be constructed at the time of development. All terms and conditions of site plan approval must be
21 met at the time of development.
22
23 (b) *Approval process.* Site plan applications shall be processed in accordance with the following
24 requirements:
25
26 (1) *Pre-submittal meeting.* Prior to the submission of an application for site plan approval, all
27 potential applicants are strongly encouraged to request a pre-submittal meeting with the zoning
28 administrator. The purpose of the meeting is to respond to any questions that the applicant may
29 have regarding any application procedures, standards, or regulations required by this Code.
30 Upon receipt of such request, the zoning administrator shall afford the potential applicant an
31 opportunity for such a pre-submittal meeting at the earliest reasonable time.
32
33 (2) *Review and action by the zoning administrator.* All site plans shall be submitted to the DSO for
34 review and approval, approval with conditions or disapproval. If the proposed site plan is
35 determined to be consistent with all applicable provisions of this section and all other provisions
36 of the Code, including all requirements listed in the development packet for site development,
37 the zoning administrator shall approve the site plan and so advise the applicant in writing. A
38 determination that all such requirements and provisions have not been satisfied shall result in
39 disapproval of the site plan and notice of such disapproval shall be given to the applicant in
40 writing.

1 **III.**

2
3 **A.** All ordinances, parts of ordinances, or resolutions in conflict herewith are
4 expressly repealed.

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

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

13
14 **Alternative 1.**

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

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

20 **Alternative 2.**

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

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

1
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CRAIG MORGAN, Mayor
City of Round Rock, Texas

7 ATTEST:
8

9
10 _____
SARA L. WHITE, City Clerk

**Text Amendments
CODE AMENDMENT**

DATE: October 2, 2019

CODE AMENDMENT SECTIONS: Part III – Zoning and Development Code: Subdivision Improvement Construction Permits - Section 4-95

STAFF REVIEW AND ANALYSIS: Recent changes have been made to the Texas Local Government Code which need to be reflected in the Zoning and Development Code.

Subdivision Improvement Construction Permits - Section 4-95: This section is revised in order to comply with HB 3167, effective on September 1, 2019. The bill amends the Texas Local Government Code for the subdivision platting process to make certain plans subject to action within 30 days of filing. Section 4-95 is revised to clarify that the process described is a permit, not a plan, and is therefore not subject to requirement for action within 30 days.

RECOMMENDED MOTION:

Staff recommends approval of the Code amendments in order to comply with State law.

ORDINANCE NO. O-2019-_____

AN ORDINANCE AMENDING ZONING AND DEVELOPMENT CODE, CHAPTER 4, ARTICLE VIII, SECTION 4-95 REGARDING SUBDIVISION IMPROVEMENT CONSTRUCTION PERMITS, CODE OF ORDINANCES (2018 EDITION), CITY OF ROUND ROCK, TEXAS; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

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

I.

That Zoning and Development Code, Chapter 4, Article VIII, Section 4-95, Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

CHAPTER 4. SUBDIVISION DESIGN AND CONSTRUCTION

Sec. 4-95. ~~Construction plans submission~~ Subdivision improvement construction permits.

- (a) *Submittal.* ~~Applications for S~~subdivision improvement construction ~~planspermits~~ shall be submitted for review and acceptance by the PDS director for all development for which public improvements are required.
- (b) *Developer must retain engineer.* The developer must retain the services of a civil engineer, registered in the state, whose seal shall be placed on the subdivision improvement construction plans in accordance with the Texas Engineering Practice Act. The engineer shall be responsible for the services as described in the Design and Construction Standards. The services performed by the engineer shall be as designated in the latest edition of the Manual of Professional Practice—General Engineering Services, published by the Texas Society of Professional Engineers, and shall include both design and inspection as defined therein.
- (c) *Submittal content.* Except as provided herein, after preliminary plat approval, an application for a subdivision improvement construction ~~plans-permit~~ may be submitted to the PDS director for acceptance approval. The application for the subdivision improvement construction ~~plans-submittal permit~~ shall include all of the information specified in the development packet.
- (d) *State review.* All subdivision improvement construction plans must comply with the Texas Accessibility Standards administered by the Texas Department of Licensing and Regulation and the Americans with Disabilities Act of 1990, as amended. The developer shall submit applicable portions of the subdivision improvement construction plans to the Texas Department of Licensing and Regulation for review. Upon the completion of construction, the developer shall request inspection of all pedestrian facilities by the Texas Department of Licensing and Regulation and pay all necessary fees. The city will not accept the public improvements until the developer provides evidence that the plans have been reviewed and approved by the Texas Department of Licensing and Regulation and that payment of the required inspection fees has been made.

- 1 (e) *Expiration of ~~accepted~~-subdivision improvement construction-~~plans permits~~.* The subdivision
2 improvement construction ~~plans-permit~~ will expire two years from the date of ~~acceptance-approval~~ by
3 the PDS director if construction has not commenced. Even after construction has commenced, the
4 ~~accepted~~-subdivision improvement construction ~~plans-permit~~ will expire three years from the date of
5 ~~acceptance issuance~~. If ~~accepted-a~~ subdivision improvement construction ~~planspermit~~ expires, the
6 ~~plans- application~~ shall be resubmitted for review and acceptance to ensure compliance with the
7 current Design and Construction Standards.
- 8 (f) *Preconstruction conference.* After the issuance of the subdivision improvement permit, a
9 preconstruction conference shall be required prior to commencement of construction of the public
10 improvements. The preconstruction conference shall be held with the PDS director and include the
11 following people: Developer, developer's contractor, developer's engineer and other parties as
12 determined by the PDS director.

13 II.

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17
18 **A.** All ordinances, parts of ordinances, or resolutions in conflict herewith are
19 expressly repealed.

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

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

1 Alternative 1.

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

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

7 Alternative 2.

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

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

12
13
14 _____
15 CRAIG MORGAN, Mayor
16 City of Round Rock, Texas
17

18 ATTEST:
19

20 _____
21 SARA L. WHITE, City Clerk

Text Amendments CODE AMENDMENT

DATE: October 2, 2019

CODE AMENDMENT SECTIONS: Part III – Zoning and Development Code: Building Materials in Residential and Commercial Districts and to revise the lot composition requirements in the SF-3 district - Sections 2-13, 2-14, 2-15, 2-16, 2-17, 2-18, 2-19, 2-20, 2-21, 2-22, 2-23, 2-32(C-1), 2-33(C-1a) and 2-34(C-2)

STAFF REVIEW AND ANALYSIS: The following sections are revised in order to comply with HB 2439, effective on September 1, 2019. The bill amends the Texas Local Government Code to prohibit or limit the use or installation of a building product or material on residential or commercial buildings if the building product or material is approved for use by a national model code.

Note: The revisions are not presented in numerical order, but instead are grouped by the type of changes being made to each section.

Sections 2-13, 2-14, 2-15, 2-17, 2-18, 2-19 and 2-21: These sections regulate the SF-R (Single Family – Rural), SF-1 (Single Family – Large Lot), SF-2 (Single Family – Standard Lot), SF-D (Single Family – Downtown), MH (Manufactured Housing), TF (Two-Family) and SR (Senior) zoning districts. Each have provisions for exterior wall materials which are removed in order to comply with HB 2439.

Section 2-16: This section regulates the SF-3 (Single Family – Mixed Lot) zoning district. There are two changes: (1) The lot composition requirement is revised in order to define the percentages of lot types required when the subdivision has a higher connectivity index and includes certain design features; and (2) The exterior wall materials requirement is removed and replaced with an incentive to include the requirement by allowing for a revised lot composition requirement.

- (1) Lot composition requirement: Part (4) (d.) is revised to require that at least 10% of the lots be estate lots and that the number of estate lots and standard lots combined comprise more than 50% of the total number of lots. This change to the lot composition requirement is only allowed when the subdivision has a higher connectivity index and includes certain design features. Previously the code stated only that fewer estate lots or more small lots were allowed with the option.
- (2) Incentive for wall materials: To provide an incentive for including higher quality exterior wall materials, a subdivision which includes these materials may be comprised of 60% standard lots and 40% small lots. This incentive replaces the standard requirement for 40% estate lots, 30% standard lots and 30% small lots.

Sections 2-20 and 2-22: These sections regulate the TH (Townhouse) and MF-1 (Multi-Family – Low Density) zoning districts. To provide an incentive for including higher quality exterior wall and roofing materials, an option to increase the density of the development from 12 units per acre to 14 units per acre is added.

Section 2-23: This section regulates the MF-2 (Multi-Family – Medium Density) zoning district. To provide an incentive for including higher quality exterior wall and roofing materials, an option

**Text Amendments
CODE AMENDMENT**

to increase the density of the development from 20 units per acre to 24 units per acre and to remove the “tuck under” garage parking requirement, so long as at least 10% of the required parking is in garages and 40% is covered, is added.

Section 2-32 (C-1), 2-33(C-1a) and 2-34(C-2): These sections regulate the C-1 (General Commercial), C-1a (General Commercial – Limited) and C-2 (Local Commercial) zoning districts. Each have provisions for exterior wall materials which are removed in order to comply with HB 2439.

RECOMMENDED MOTION:

Staff recommends approval of the Code amendments in order to comply with State law.

ORDINANCE NO. O-2019-_____

AN ORDINANCE AMENDING ZONING AND DEVELOPMENT CODE, CHAPTER 2, ARTICLE II, SECTIONS 2-13, 2-14, 2-15, 2-16, 2-17, 2-18, 2-19, 2-20, 2-21, 2-22, 2-23, REGARDING BUILDING MATERIALS IN RESIDENTIAL DISTRICTS AND ARTICLE III, SECTIONS 2-32(C-1), 2-33(C-1a), 2-34(C-2) REGARDING BUILDING MATERIALS IN COMMERCIAL DISTRICTS, CODE OF ORDINANCES (2018 EDITION), CITY OF ROUND ROCK, TEXAS; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

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

I.

That Zoning and Development Code, Chapter 2, Article II, Section 2-13, Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

CHAPTER 2. ZONING DISTRICTS AND USE REGULATIONS

Sec. 2-13. SF-R (Single-Family – Rural) district.

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

~~(1) Exterior wall materials. Metal of any type is prohibited except horizontal pre-finished aluminum siding. Accessory buildings are exempt from this requirement.~~

(21) *Garage conversions.* Where otherwise permitted, garage conversions are subject to the following requirements:

- a. The converted area shall not operate as a separate dwelling unit.
- b. The converted area shall not include additional utility meters.
- c. The converted area shall not include an exterior entry door.
- d. If garage doors are removed, they must be replaced with a wall with new exterior materials that match the existing structure's primary exterior materials. If the replaced doors are less than 14 linear feet, then at least one window is required. If the replaced doors are 14 linear feet or more, then at least two windows are required. If only one window is installed, it shall be centered on the wall. If two or more windows are installed, they shall be installed symmetrically on the wall.

(32) *Fence requirements and maintenance.*

- a. These regulations shall apply only to fences that:
 1. Face a public street, a public park, a public recreation facility, a school, a library, or a government office; or

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

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

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

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

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

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

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

II.

That Zoning and Development Code, Chapter 2, Article II, Section 2-14, Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

CHAPTER 2. ZONING DISTRICTS AND USE REGULATIONS

Sec. 2-14. SF-1 (Single-Family – Large Lot) district.

(d) *Supplementary development standards.* In addition to the standards found in chapter 8 of this Code, the following regulations apply to the SF-1 district:

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

~~(21)~~ *Garage conversions.* Where otherwise permitted, garage conversions are subject to the following requirements:

a. The converted area shall not operate as a separate dwelling unit.

b. The converted area shall not include additional utility meters.

c. The converted area shall not include an exterior entry door.

d. If garage doors are removed, they must be replaced with a wall with new exterior materials ~~that match the existing structure's primary exterior materials~~. If the replaced doors are less than 14 linear feet, then at least one window is required. If the replaced doors are 14 linear feet or more, then at least two windows are required. If only one window is installed, it shall

be centered on the wall. If two or more windows are installed, they shall be installed symmetrically on the wall.

(32) Fence requirements and maintenance.

a. These regulations shall apply only to fences that:

1. Face a public street, a public park, a public recreation facility, a school, a library, or a government office; or
2. Are adjacent to a public drainage facility and are visible from a public street.

b. Fences are not required in the SF-1 district. However, the owners of fences subject to this section shall maintain fences in a safe condition and in good repair, with all components free from deterioration, dilapidation, rot, rust, loosening, or leaning. Fences shall be able to withstand the wind load for which they were designed. In addition, the following regulations shall apply:

1. A fence shall not be out of vertical alignment more than one (1) foot from the vertical measured at the top of the fence, with the exception of fencing measuring four (4) feet or less in height, which vertical alignment shall not be more than six (6) inches from the vertical measured at the top of the fence.
2. A fence shall not have any broken, loose, damaged or rotted components having a combined total area of twenty (20) square feet or more, said area being calculated over any 50 contiguous linear foot section of fence.
3. A fence shall not have any missing posts, panels, or pickets.
4. Painted fence components shall be regularly maintained to prevent rusting, peeling, or blistering surfaces.
5. If the city determines a fence is unsafe, dilapidated or a public nuisance, or otherwise in violation of this chapter, it shall be repaired, replaced or demolished within 60 days upon first notification of non-compliance. Repairs shall be made with materials comparable in composition, color, size, shape and quality to the original fence. Products not intended to be used as fencing are prohibited from being used in the repair of a fence.

III.

That Zoning and Development Code, Chapter 2, Article II, Section 2-15, Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

CHAPTER 2. ZONING DISTRICTS AND USE REGULATIONS

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

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

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

(21) *Garage door width.* No single garage door facing a public street shall exceed 18 feet in width.

(32) *Garage conversions.* Where otherwise permitted, garage conversions are subject to the following requirements:

- a. The converted area shall not operate as a separate dwelling unit.
- b. The converted area shall not include additional utility meters.
- c. The converted area shall not include an exterior entry door.
- d. If garage doors are removed, they must be replaced with a wall with new exterior materials ~~that match the existing structure's primary exterior materials~~. If the replaced doors are less than 14 linear feet, then at least one window is required. If the replaced doors are 14 linear feet or more, then at least two windows are required. If only one window is installed, it shall be centered on the wall. If two or more windows are installed, they shall be installed symmetrically on the wall.

(43) Fence requirements and maintenance.

- a. These regulations shall apply only to fences that:
 1. Face a public street, a public park, a public recreation facility, a school, a library, or a government office; or
 2. Are adjacent to a public drainage facility and are visible from a public street.
- b. Fences are not required in the SF-2 district. However, the owners of fences subject to this section shall maintain fences in a safe condition and in good repair, with all components free from deterioration, dilapidation, rot, rust, loosening, or leaning. Fences shall be able to withstand the wind load for which they were designed. In addition, the following regulations shall apply:
 1. A fence shall not be out of vertical alignment more than one (1) foot from the vertical measured at the top of the fence, with the exception of fencing measuring four (4) feet or less in height, which vertical alignment shall not be more than six (6) inches from the vertical measured at the top of the fence.
 2. A fence shall not have any broken, loose, damaged or rotted components having a combined total area of twenty (20) square feet or more, said area being calculated over any 50 contiguous linear foot section of fence.
 3. A fence shall not have any missing posts, panels, or pickets.
 4. Painted fence components shall be regularly maintained to prevent rusting, peeling, or blistering surfaces.
 5. If the city determines a fence is unsafe, dilapidated or a public nuisance, or otherwise in violation of this chapter, it shall be repaired, replaced or demolished within 60 days upon first notification of non-compliance. Repairs shall be made with materials comparable in composition, color, size, shape and quality to the original fence. Products not intended to be used as fencing are prohibited from being used in the repair of a fence.

(54) Landscaping. Landscaping requirements apply to the development of new single-family homes as outlined in Sec. 8-10(l).

IV.

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

CHAPTER 2. ZONING DISTRICTS AND USE REGULATIONS

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

(c) *Lot and building dimensional standards.* Property and buildings in the SF-3 district shall conform to the standards found in Sec. 2-26, with the following supplementary notes:

- (1) *Alleys.* Lots less than 45 feet in width shall provide garages with rear access to an alley.
- (2) *Minimum dwelling area.* The living area of the primary residential structure exclusive of porches and garages.
- (3) *Compatibility standard.* Where SF-3 lots are subdivided abutting existing homes on lots 10,000 sq. ft. and over, the SF-3 lots that immediately abut the large lots shall be a minimum of 10,000 sq. ft.
- (4) *Lot composition.* Except as provided below, each new subdivision with SF-3 zoning shall meet the following lot size composition:
 - a. Estate lots shall compose no less than 40% of the total number of residential lots.
 - b. Standard lots shall compose no less than 30% of the total number of residential lots.
 - c. Small lots shall compose no more than 30% of the total number of residential lots.
 - d. A subdivision may ~~contain fewer estate lots or more small lots than~~ vary from the lot size composition outlined above, so long as: (1) the number of estate lots comprise no less than 10% of the total number of residential lots; and (2) the number of estate lots and standard lots combined comprise more than 50% of the total number of residential lots. In order to be eligible for this exception, the subdivision must have if it has a connectivity index of 1.4 or greater and must ~~includes~~ the following features, as further described in subsection (e) below:
 1. Arterial and collector road landscaping;
 2. Enhanced detention facilities and bridge/culvert design;
 3. Usable open spaces (such as parks, amenity centers, and trails) which exceed the parkland requirement by a minimum of 25%; ~~or~~ and
 4. Brick or natural stone subdivision walls.

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

~~(1) Exterior wall materials.~~

- ~~a. The exterior wall finish shall be a minimum 75% stone, simulated stone, brick, or stucco. No more than 50% shall be stucco. Up to 25% of the exterior wall finish may be fiber cement siding (excluding flat, unarticulated panels).~~
- ~~b. An alternative wall finish consisting of 100% stucco may be permitted only in conjunction with a tile roof.~~
- ~~c. The use of materials such as wood shingles, wood siding, and architectural steel or metal shall be limited to accent features.~~
- ~~d. Accessory buildings not exceeding 150 square feet in gross floor area are exempt from the percentage and materials requirements listed above.~~

~~(2)~~ (21) *Garage and driveway treatment.*

- a. No single garage door facing a public street shall exceed 18 feet in width.

- b. An upgraded garage door, defined as a metal door with the addition of window panels, a faux wood garage door with decorative hardware, or a wood clad garage door, shall be required for all garages facing the street.
- c. Swing in, side entry garages are permitted as a primary garage or 3rd car garage with the following standards:
1. The exterior wall of the garage facing any public street shall include a minimum of one (1) three-foot (3') by five-foot (5') window for every nine (9) linear feet in width; and
 2. There shall be a minimum of 30 feet between garage doors and the side lot line which they face.
- (32) *Front Elevation Requirements.* The front elevation of all homes shall conform with subsection (3)a. or b. below:
- a. A street-facing garage shall not extend beyond the front building façade; or
 - b. The front elevation shall contain a minimum of two of the following elements of wall plane articulation, to be identified on the architectural plans submitted for a building permit:
 1. A minimum of two wall planes on the front elevation, offset a minimum of 18 inches.
 2. A covered front porch or patio with a minimum of 60 square feet.
 3. A shed roof at least 18 inches deep above garage door for an additional architectural detail.
 4. A combination of at least two roof types (e.g., hip and gable) or two different roof planes of varying height and/or direction.
 - ~~5. Two or more masonry finishes to complement the architectural style of the home.~~
 65. The addition of one or more dormers on the front elevation to complement the architectural style of the home.
- (e) *Subdivision features.*
- (1) Arterial and collector road landscaping is defined as the following:
 - a. A minimum 10-foot landscape easement from each side of the right-of-way to the abutting public utility easement. Exceptions may be granted by the zoning administrator for limited site specific variations where a reduction of the 10 feet is requested. The landscape easement shall contain sidewalks, street tree plantings, plant beds, subdivision walls, and neighborhood entry monuments.
 - b. The landscaping within the landscape easement shall comply with Sec. 8-10(g)(1)b.1 and 8-10(g)(1)b.2.
 - c. Meandering five (5) foot sidewalks shall be provided along both sides of the arterial and collector streets. The sidewalks shall be permitted to meander inside and outside the collector right-of-way and landscape easement.
 - (2) Enhanced detention facilities includes the following: limestone cladding on cement walls; a minimum of 25% greater trees and shrubs than is required by the code; and if any permanent bodies of water are proposed they shall be curvilinear, non-rectangular shapes and which provide passive or active recreation opportunities. Enhanced bridge/culvert design includes colored concrete or a masonry veneer to complement the subdivision walls.
 - (3) The size and number of usable open spaces shall be clearly defined in the preliminary plat of the subdivision.
 - (4) The brick or natural stone subdivision wall shall conform to the regulations found in Sec. 4-30.

(f) Design Standard Incentive. A developer shall be allowed to have a subdivision comprised of no less than 60% standard lots and no more than 40% small lots with no requirement of estate lots, so long as all the following conditions are met:

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

(2) An alternative wall finish consisting of 100% stucco will be permitted, but only in conjunction with a tile roof.

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

(4) The front elevation of each home shall have two or more masonry finishes to compliment the architectural style of the home.

V.

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

CHAPTER 2. ZONING DISTRICTS AND USE REGULATIONS

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

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

(1) *Parking requirements.*

- a. Parking and access shall be permitted only on improved surfaces.
- b. On-site parking is not required for single-family dwelling units, but is required for the following uses:
 1. A bed and breakfast shall provide one on-site parking space for each guest room.
 2. Other uses shall provide on-site parking in accordance with chapter 8, article VI.
- c. Garages shall not be required. When a garage is constructed, it shall be complementary in materials and design to the primary structure on the lot.
- d. Where an alley exists and is clear of man-made obstructions, new garages shall be oriented toward the alley. If no alley exists, new garages shall be oriented toward an available secondary frontage. If the garage is oriented toward the secondary frontage, the facade that faces the primary frontage shall include articulation such as windows.
- e. A driveway constructed to access a new garage shall be no wider than 18 feet within the setback, and no wider than the garage at any point.
- f. No single garage door facing a public street shall exceed 18 feet in width.
- g. On-site parking placement.
 1. Where access is available from an alley or secondary frontage, parking shall be located at the rear of the property behind the principal structure.
 2. If a property has an existing driveway, it may be utilized to meet any on-site parking requirement but may not be expanded in the street yard to accommodate additional parking. Slight modifications may be made to the existing driveway to access

additional parking located at the rear of the structure. A driveway shall be no wider than 18 feet within the required front or side setback.

(2) *Exterior wall finish.*

~~a. Permitted exterior wall materials include wood siding (novelty, tongue and groove, shiplap, or equivalent), stone (such as rough-faced limestone), brick, and lapped fiber cement siding that is smooth and without a drop in the panel (not cottage lap).~~

~~b. Stone and masonry bonding patterns, size, and color shall be similar to existing structures in the district. Limestone shall have an ashlar pattern, and other stone shall be installed in uniform patterns and shapes.~~

~~c. Exterior insulation and finishing systems (EIFS), concrete tilt wall, concrete block, artificial brick, simulated stone, and synthetic wood shingles are prohibited.~~

~~d. Accessory structures less than 150 square feet are exempt from exterior wall finish requirements.~~

~~e. Day-Glo, luminescent, neon, or similar types of color finishes are prohibited.~~

(3) Height, massing and placement requirements.

a. Front facades of the primary structure shall be parallel to the street.

b. The scale of a new building or addition shall reflect the scale of adjacent buildings.

c. The scale and placement of façade elements such as doors, windows, porches, columns, and other architectural features shall be similar to surrounding buildings.

(4) *Additions to the primary structure on a lot.* Additions shall be compatible and secondary in size, design, proportion, and detail to the primary residential structure on a lot.

(5) *Roofs.*

~~a. Roof pitch shall be a minimum of 4:12.~~

~~b. Synthetic wood shingles or synthetic clay tile roofs are prohibited.~~

VI.

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

CHAPTER 2. ZONING DISTRICTS AND USE REGULATIONS

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

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

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

~~(21) Garage door width.~~ No single garage door facing a public street shall exceed 18 feet in width.

~~(32) Garage conversions.~~ Where otherwise permitted, garage conversions are subject to the following requirements:

a. The converted area shall not operate as a separate dwelling unit.

b. The converted area shall not include additional utility meters.

- 1 c. The converted area shall not include an exterior entry door.
- 2 d. If garage doors are removed, they must be replaced with a wall with new exterior materials
- 3 that match the existing structure's primary exterior materials. If the replaced doors are less
- 4 than 14 linear feet, then at least one window is required. If the replaced doors are 14 linear
- 5 feet or more, then at least two windows are required. If only one window is installed, it shall
- 6 be centered on the wall. If two or more windows are installed, they shall be installed
- 7 symmetrically on the wall.

8 **(43) Fence requirements and maintenance.**

- 9 a. These regulations shall apply only to fences that:
- 10 1. Face a public street, a public park, a public recreation facility, a school, a library, or a
- 11 government office; or
- 12 2. Are adjacent to a public drainage facility and are visible from a public street.
- 13 b. Fences are not required in the MH district. However, the owners of fences subject to this
- 14 section shall maintain fences in a safe condition and in good repair, with all components
- 15 free from deterioration, dilapidation, rot, rust, loosening, or leaning. Fences shall be able to
- 16 withstand the wind load for which they were designed. In addition, the following regulations
- 17 shall apply:
- 18 1. A fence shall not be out of vertical alignment more than one (1) foot from the vertical
- 19 measured at the top of the fence, with the exception of fencing measuring four (4) feet
- 20 or less in height, which vertical alignment shall not be more than six (6) inches from
- 21 the vertical measured at the top of the fence.
- 22 2. A fence shall not have any broken, loose, damaged or rotted components having a
- 23 combined total area of twenty (20) square feet or more, said area being calculated
- 24 over any 50 contiguous linear foot section of fence.
- 25 3. A fence shall not have any missing posts, panels, or pickets.
- 26 4. Painted fence components shall be regularly maintained to prevent rusting, peeling, or
- 27 blistering surfaces.
- 28 5. If the city determines a fence is unsafe, dilapidated or a public nuisance, or otherwise
- 29 in violation of this chapter, it shall be repaired, replaced or demolished within 60 days
- 30 upon first notification of non-compliance. Repairs shall be made with materials
- 31 comparable in composition, color, size, shape and quality to the original fence.
- 32 Products not intended to be used as fencing are prohibited from being used in the
- 33 repair of a fence.

34

35 **VII.**

36 That Zoning and Development Code, Chapter 2, Article II, Section 2-19, Code of

37 Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

38 **CHAPTER 2. ZONING DISTRICTS AND USE REGULATIONS**

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

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

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

(21) *Garage door width.* No single garage door facing a public street shall exceed 18 feet in width.

(32) *Garage conversions.* Where otherwise permitted, garage conversions are subject to the following requirements:

- a. The converted area shall not operate as a separate dwelling unit.
- b. The converted area shall not include additional utility meters.
- c. The converted area shall not include an exterior entry door.
- d. If garage doors are removed, they must be replaced with a wall with new exterior materials ~~that match the existing structure's primary exterior materials~~. If the replaced doors are less than 14 linear feet, then at least one window is required. If the replaced doors are 14 linear feet or more, then at least two windows are required. If only one window is installed, it shall be centered on the wall. If two or more windows are installed, they shall be installed symmetrically on the wall.

(43) *Fence requirements and maintenance.*

a. These regulations shall apply only to fences that:

1. Face a public street, a public park, a public recreation facility, a school, a library, or a government office; or
2. Are adjacent to a public drainage facility and are visible from a public street.

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

1. A fence shall not be out of vertical alignment more than one (1) foot from the vertical measured at the top of the fence, with the exception of fencing measuring four (4) feet or less in height, which vertical alignment shall not be more than six (6) inches from the vertical measured at the top of the fence.
2. A fence shall not have any broken, loose, damaged or rotted components having a combined total area of twenty (20) square feet or more, said area being calculated over any 50 contiguous linear foot section of fence.
3. A fence shall not have any missing posts, panels, or pickets.
4. Painted fence components shall be regularly maintained to prevent rusting, peeling, or blistering surfaces.
5. If the city determines a fence is unsafe, dilapidated or a public nuisance, or otherwise in violation of this chapter, it shall be repaired, replaced or demolished within 60 days upon first notification of non-compliance. Repairs shall be made with materials comparable in composition, color, size, shape and quality to the original fence. Products not intended to be used as fencing are prohibited from being used in the repair of a fence.

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

VIII.

That Zoning and Development Code, Chapter 2, Article II, Section 2-20, Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

CHAPTER 2. ZONING DISTRICTS AND USE REGULATIONS

Sec. 2-20. TH (Townhouse) district.

(e) *Townhouse design standards.* The following design standards apply to all buildings in the TH district. These standards are intended to ensure an attractive built environment in Round Rock. These standards supplement any district-specific standards. Alternative design standards may be approved by the zoning administrator in order to permit a more flexible or creative design.

(1) *Building elevation variation.* Any wall in excess of 60 feet in length shall include offsets of at least two feet in depth, to preclude a box design. There shall be no less than one offset for every 40 feet of horizontal length.

(2) *Exterior wall color finishes.* Day-glo, luminescent, iridescent, neon or similar types of color finishes are prohibited.

~~(3) *Exterior wall materials.* The exterior finish of all buildings shall be natural stone, simulated stone, brick, stucco, fiber cement siding (excluding flat, unarticulated panels), or architecturally finished steel or metal, except for doors, windows and trim. The use of other materials shall be limited to accent features. Other wall finishes or recognized architectural styles not explicitly permitted by this section may be approved in writing by the zoning administrator.~~

~~a. The ground floor of all buildings shall be a minimum of 75 percent natural stone, simulated stone, or brick.~~

~~b. A minimum of two different materials shall be used on each structure, and each material used shall comprise no less than 20 percent of the exterior wall finish.~~

~~c. No more than 33 percent of the building facade may be fiber cement siding or architecturally finished steel or metal.~~

~~(43)~~ *Glass.* Mirrored glass with a reflectivity of 20 percent or more is prohibited on the exterior walls and roofs of all buildings and structures.

~~(54)~~ *Orientation requirements.* Building elevations that face a public street shall have at least 15 percent of the wall facing the street consist of windows and/or entrance areas.

~~(65)~~ *Windows.* Windows shall be provided with trim. Windows shall not be flush with exterior wall treatment. Windows shall be provided with an architectural surround at the jamb, header and sill.

~~(76) *Roofing materials.* Roofing materials shall consist of 25-year architectural dimensional shingles, tile (clay, cement, natural or simulated stone), non-reflective prefinished metal, or reflective metal such as copper or other similar metals as approved by the zoning administrator. Portions of the roof shall be permitted to be flat to provide for mechanical equipment wells or roof decks, provided that such flat areas are screened by pitched sections of the roof that meet the roofing material requirements.~~

~~(87)~~ *Special design features.* All buildings, other than garages, shall be designed to include varied relief to provide interest and variety and to avoid monotony. This shall include details that create shade and cast shadows to provide visual relief to the buildings. A minimum of five (5) features from the following list shall be incorporated into the building design:

a. Bow window.

b. Bay window.

- c. Arched window.
 - d. Gable window.
 - e. Oval or round windows.
 - f. Shutters.
 - g. Arched entry, balcony or breezeway entrance.
 - h. Stone or brick accent wall.
 - i. Decorative stone or brick band.
 - j. Decorative tile.
 - k. Veranda, terrace, porch or balcony.
 - l. Projected wall or dormer.
 - m. Variation of roof lines on the building.
 - n. Decorative caps on chimneys.
 - o. Other feature as approved by the zoning administrator.
- (f) *Amenities.* At least one (1) amenity accessible to all residents shall be provided for each new townhouse development with 30 or more dwelling units. Additional amenities shall be included at the following rate:

Number of dwelling units	Minimum number of amenities
0—29	0
30—59	1
60—89	2
90—120	3
Greater than 120	4

Amenities include but are not limited to the following:

- (1) Playground equipment,
- (2) Fenced dog park, to measure no smaller than 2,500 square feet, with minimum depth 25 feet,
- (3) Private fitness facility*,
- (4) Picnic area, to contain no fewer than two tables and two cooking grills,
- (5) Swimming pool,
- (6) Business center, to contain no less than one computer, printer, fax machine, copier, and scanner (printer, fax machine, copier, and scanner may be integrated into a single device), available for resident use*,
- (7) Tennis court,
- (8) Basketball court,
- (9) Volleyball court,
- (10) Kitchen available for resident use*,
- (11) Social room available for resident use*,

* These amenities may be located in the amenity center and each one qualifies toward the amenity requirement.

(g) Design standard incentive. A Developer shall be allowed to have a townhouse development containing up to 14 dwelling units per acre, so long as all of the following conditions are met:

1. The ground floor of all buildings shall be a minimum of 75 percent natural stone, simulated stone, or brick.
3. A minimum of two different materials shall be used on each structure, and each material used shall comprise no less than 20 percent of the exterior wall finish.
4. No more than 33 percent of the building facade may be fiber cement siding or architecturally finished steel or metal.
5. Roofing materials shall consist of 25-year architectural dimensional shingles, tile (clay, cement, natural or simulated stone), non-reflective prefinished metal, or reflective metal such as copper or other similar metals as approved by the zoning administrator.

(gh) *Single-lot (fee simple unit) additional restrictions.*

- (1) *Garage requirements.* Garages shall not protrude toward the street greater than six (6) feet beyond the ground floor of the front building façade. All garages that protrude beyond the ground floor of the front building façade shall contain living space above them.

IX.

That Zoning and Development Code, Chapter 2, Article II, Section 2-21, Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

CHAPTER 2. ZONING DISTRICTS AND USE REGULATIONS

Sec. 2-21. SR (Senior) district.

(e) *Senior design standards.* The following design standards apply to all buildings in the SR district. These standards are intended to ensure an attractive built environment in Round Rock. These standards supplement any district-specific standards. Alternative design standards may be approved by the zoning administrator in order to permit a more flexible or creative design.

- (1) *Building elevation variation.* Any wall in excess of 60 feet in length shall include offsets of at least two feet in depth, to preclude a box design. There shall be no less than one offset for every 40 feet of horizontal length.
- (2) *Exterior wall color finishes.* Day-Glo, luminescent, iridescent, neon or similar types of color finishes are prohibited.
- ~~(3) *Exterior wall materials.* The exterior finish of all buildings shall be natural stone, simulated stone, brick, stucco, fiber cement siding (excluding flat, unarticulated panels), or architecturally finished steel or metal except for doors, windows and trim. The use of other materials shall be limited to accent features. Other wall finishes or recognized architectural styles not explicitly permitted by this section may be approved in writing by the zoning administrator.~~
 - ~~a. The ground floor of all buildings shall be a minimum of 75 percent natural stone, simulated stone, or brick.~~
 - ~~b. A minimum of two different materials shall be used on each structure, and each material used shall comprise no less than 20 percent of the exterior wall finish.~~

~~c. No more than 33 percent of the building facade may be fiber cement siding or architecturally finished steel or metal.~~

(43) *Glass.* Mirrored glass with a reflectivity of 20 percent or more is prohibited on the exterior walls and roofs of all buildings and structures.

(54) *Orientation requirements.* Building elevations that face a public street shall have at least 15 percent of the wall facing the street consist of windows and/or entrance areas.

(65) *Windows.* Windows shall be provided with trim. Windows shall not be flush with exterior wall treatment. Windows shall be provided with an architectural surround at the jamb, header and sill.

~~(76) *Roofing materials.* Roofing materials shall consist of 25-year architectural dimensional shingles, tile (clay, cement, natural or simulated stone), non-reflective prefinished metal, or reflective metal such as copper or other similar metals as approved by the zoning administrator.~~ Portions of the roof shall be permitted to be flat to provide for mechanical equipment wells or roof decks, provided that such flat areas are screened by pitched sections of the roof ~~that meet the roofing material requirements.~~

(87) *Special design features.* All buildings, other than garages, shall be designed to include varied relief to provide interest and variety and to avoid monotony. This shall include details that create shade and cast shadows to provide visual relief to the buildings. A minimum of five (5) features from the following list shall be incorporated into the building design:

- a. Bow window.
- b. Bay window.
- c. Arched window.
- d. Gable window.
- e. Oval or round windows.
- f. Shutters.
- g. Arched entry, balcony or breezeway entrance.
- h. Stone or brick accent wall.
- i. Decorative stone or brick band.
- j. Decorative tile.
- k. Veranda, terrace, porch or balcony.
- l. Projected wall or dormer.
- m. Variation of roof lines on the building.
- n. Decorative caps on chimneys.
- o. Other feature as approved by the zoning administrator.

X.

That Zoning and Development Code, Chapter 2, Article II, Section 2-22, Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

CHAPTER 2. ZONING DISTRICTS AND USE REGULATIONS

Sec. 2-22. MF-1 (Multifamily – Low Density) district.

(e) *Low density multifamily design standards.* The following design standards apply to all residential buildings in the MF-1 (Multifamily - Low Density) district. Other recognized architectural designs may be approved by the zoning administrator in order to permit a more flexible, compatible or creative design:

(1) *Building orientation.* Building elevations that face a public street shall have at least 15 percent of the wall facing the street consist of windows and/or entrance areas.

(2) *Building elevation variation.* Any wall in excess of 40 feet in length shall include offsets of at least two feet in depth. There shall be no less than one offset for every 30 feet of horizontal length.

(3) *Building design variation.* The design of individual buildings within multi-building developments shall vary. No two identical buildings shall be located adjacent to one another.

(4) *Exterior wall color finishes.* Day-Glo, luminescent, iridescent, neon or similar types of color finishes are prohibited.

~~(5) *Exterior wall materials.* The exterior finish of all buildings shall be natural stone, simulated stone, brick, stucco, fiber cement siding (excluding flat, unarticulated panels), glass, or architecturally finished steel or metal, except for doors, windows, accents and trim. The use of other materials shall be limited to accent features. Other wall finishes or recognized architectural styles not explicitly permitted by this section may be approved in writing by the zoning administrator.~~

~~a. The ground floor of all buildings shall be a minimum of 75 percent natural stone, simulated stone, or brick.~~

~~b. A minimum of two different materials shall be used on each structure, and each material used shall comprise no less than 20 percent of the exterior wall finish.~~

~~c. No more than 33 percent of the building facade may be fiber cement siding or architecturally finished steel or metal.~~

(65) *Exterior stairwells.* Exterior stairwells shall be permitted provided that the design, color, and materials complement the architectural theme of the dwelling structure. Final exterior stairwell design shall be approved by the zoning administrator.

(76) *Glass.* Mirrored glass with a reflectivity of 20 percent or more is prohibited on the exterior walls and roofs of all buildings and structures.

(87) *Windows.* Windows shall be incorporated on every elevation that is visible from a public street. Windows shall be provided with trim and shall not be flush with exterior wall treatment. Windows shall be provided with an architectural surround at the jamb, header and sill.

~~(98) *Roofing materials.* Roofing materials shall consist of 25-year architectural dimensional shingles, tile (clay, cement, natural or simulated stone), non-reflective prefinished metal, or reflective metal such as copper or other similar metals as approved by the zoning administrator. Portions of the roof shall be permitted to be flat to provide for mechanical equipment wells or roof decks, provided that such flat areas are screened by pitched sections of the roof that meet the roofing material requirements.~~

(109) *Special design features.* A minimum of five (5) features from the following list shall be incorporated into the building design:

a. Bay window.

b. Arched window.

c. Gable window.

d. Oval or round windows.

e. Shutters.

- f. Arched entry, balcony or breezeway entrance.
 - g. Stone or brick accent wall.
 - h. Decorative stone or brick band.
 - i. Decorative tile.
 - j. Veranda, terrace, patio, porch or balcony.
 - k. Projected wall or dormer.
 - l. Variation of roof lines on the building.
 - m. Decorative caps on chimneys.
 - n. Other feature as approved by the zoning administrator.
- (f) *Multifamily house design standards.* A multifamily house is a structure that is designed to appear as a large, custom-built single-family home but may contain up to six (6) dwelling units inside. Individual dwelling units are indistinguishable within the larger building form. Design aspects not specifically addressed below shall be regulated by subsection (e) above. Other recognized architectural designs may be approved by the zoning administrator in order to permit a more flexible, compatible or creative design.
- (1) *Access.* Each building shall have a singular principal entryway on the front that is in scale with the overall mass of the building. Secondary entrances shall be located along the rear or side of the building.
- (2) *Additional setback requirements.* Chimneys, roof overhangs, bay windows, and other architectural elements approved by the zoning administrator may encroach into the setback by a maximum of 24 inches. Porches and patios may encroach into the front setback by up to eight (8) feet and into the side setback by up to five (5) feet.
- (3) *Porch/patio/balcony requirement.* Each unit shall have a minimum of 60 square feet of outdoor living space in the form of a patio, porch or balcony adjacent to its principal living space. The minimum depth of the space shall be six (6) feet. This space shall qualify as one of the required special design features.
- (g) *Design standard incentive.* A Developer shall be allowed to have multi-family housing in the MF-1 district with an increased density from 12 units per acre to 14 units per acre; have no limit on the number of units per building; and shall be permitted to have only 50 percent of parking enclosed within a garage, so long as all of the following conditions are met:
- 1. The exterior finish of all buildings shall be natural stone, simulated stone, brick, stucco, fiber cement siding (excluding flat, unarticulated panels), glass, or architecturally finished steel or metal, except for doors, windows, accents and trim. The use of other materials shall be limited to accent features. Other wall finishes or recognized architectural styles not explicitly permitted by this section may be approved in writing by the zoning administrator.
 - 2. The ground floor of all buildings shall be a minimum of 75 percent natural stone, simulated stone, or brick.
 - 3. A minimum of two different materials shall be used on each structure, and each material used shall comprise no less than 20 percent of the exterior wall finish.
 - 4. No more than 33 percent of the building facade may be fiber cement siding or architecturally finished steel or metal.
 - 5. Roofing materials shall consist of 25-year architectural dimensional shingles, tile (clay, cement, natural or simulated stone), non-reflective prefinished metal, or reflective metal such as copper or other similar metals as approved by the zoning administrator.

(gh) *Applicability to PUDs.* Design and development standards specifically addressed in planned unit developments (PUDs) adopted prior to October 25, 2012 shall prevail.

XI.

That Zoning and Development Code, Chapter 2, Article II, Section 2-23, Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

CHAPTER 2. ZONING DISTRICTS AND USE REGULATIONS

Sec. 2-23. MF-2 (Multifamily – Medium Density) district.

(e) *Multifamily - medium density design standards.* The following design standards apply to all residential buildings in the MF-2 (Multifamily - medium density) district:

(1) *Building elevation variation.* Any wall in excess of 60 feet in length shall include offsets of at least two feet in depth. There shall be no less than one offset for every 40 feet of horizontal length.

(2) *Exterior wall color finishes.* Day-Glo, luminescent, iridescent, neon or similar types of color finishes are prohibited.

~~(3) *Exterior wall materials.* The exterior finish of all buildings shall be natural stone, simulated stone, brick, stucco, fiber cement siding (excluding flat, unarticulated panels), glass, architecturally finished steel or metal, or a combination thereof, except for doors, windows, accents and trim. The use of other materials shall be limited to accent features. Other wall finishes or recognized architectural styles not explicitly permitted by this section may be approved in writing by the zoning administrator.~~

~~a. The ground floor of all buildings shall be a minimum of 75 percent natural stone, simulated stone, or brick.~~

~~b. A minimum of two different materials shall be used on each structure, and each material used shall comprise no less than 20 percent of the exterior wall finish.~~

~~c. No more than 33 percent of the building facade may be fiber cement siding or architectural steel or metal.~~

(43) *Exterior stairwells.* Exterior stairwells facing the public right-of-way shall comply with the following standards:

a. They shall be concealed within a fully enclosed structure, except for appropriately sized cutouts to allow for ventilation and pedestrian access;

b. The landing shall be recessed a minimum of five (5) feet into said structure; and

c. The stairwell structure shall not protrude more than eight (8) feet beyond the facade of the residential structure.

(54) *Glass.* Mirrored glass with a reflectivity of 20 percent or more is prohibited on the exterior walls and roofs of all buildings and structures.

(65) *Orientation requirements.* Buildings adjacent to a public street shall be oriented such that their longest facade faces the street, unless a building is located on the corner of a lot where two (2) streets intersect. Building elevations that face a public street shall have at least 15 percent of the wall facing the street consist of windows, balconies and/or stairwells. Alternative orientation due to physical site constraints such as topography or natural features may be approved by the zoning administrator.

(76) *Windows.* Windows shall be provided with trim and shall not be flush with exterior wall treatment unless approved by the zoning administrator as part of a recognized architectural style.

(87) *Roofing materials.* ~~Roofing materials shall consist of 25-year architectural dimensional shingles, tile (clay, cement, natural or simulated stone), non-reflective prefinished metal, or reflective metal such as copper or other similar metals as approved by the zoning administrator.~~ Portions of the roof shall be permitted to be flat to provide for mechanical equipment wells or roof decks, provided that such flat areas are screened by pitched sections of the roof ~~that meet the roofing material requirements.~~ Alternative roof designs associated with recognized architectural styles may be permitted by the zoning administrator.

(98) *Special design features.* A minimum of five (5) features from the following list shall be incorporated into the building design:

- a. Bay window.
- b. Arched window.
- c. Gable window.
- d. Oval or round windows.
- e. Shutters.
- f. Arched entry, balcony or breezeway entrance.
- g. Stone or brick accent wall.
- h. Decorative stone or brick band.
- i. Decorative tile.
- j. Veranda, terrace, porch or balcony.
- k. Projected wall or dormer.
- l. Variation of roof lines on the building.
- m. Decorative caps on chimneys.
- n. Entry onto the public facade for ground floor units facing the public ROW.
- o. Other feature as approved by the zoning administrator.

(f) *Design standard incentive.* A Developer shall be allowed to have multifamily housing in the MF-2 district with an increased density from 20 units per acre to 24 units per acre, and shall be permitted to have four stories without a requirement of "tuck under" garage parking, if the developer has 10 percent garage parking and 40 percent covered parking, so long as all of the following conditions are met:

1. The ground floor of all buildings shall be a minimum of 75 percent natural stone, simulated stone, or brick.
2. A minimum of two different materials shall be used on each structure, and each material used shall comprise no less than 20 percent of the exterior wall finish.
3. No more than 33 percent of the building facade may be fiber cement siding or architecturally finished steel or metal.
4. Roofing materials shall consist of 25-year architectural dimensional shingles, tile (clay, cement, natural or simulated stone), non-reflective prefinished metal, or reflective metal such as copper or other similar metals as approved by the zoning administrator.

(fg) *Applicability to PUDs.* Design and development standards specifically addressed in planned unit developments (PUDs) adopted prior to October 25, 2012 shall prevail.

XII.

That Zoning and Development Code, Chapter 2, Article III, Sections 2-32, 2-33, and 2-34 Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

CHAPTER 2. ZONING DISTRICTS AND USE REGULATIONS

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

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

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

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

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

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

~~b. For buildings utilizing concrete tilt-wall construction:~~

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

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

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

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

~~da.~~ All CMU shall have an ashlar pattern.

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

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

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

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

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

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

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

b. ~~For buildings utilizing concrete tilt-wall construction:~~

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

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

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

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

da. All CMU shall have an ashlar pattern.

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

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

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

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

a. ~~At least 50 percent of the exterior wall finish of all buildings shall be natural stone, simulated stone, or brick, except for doors, windows and trim.~~

b. ~~Other materials allowed for the exterior wall finish are: stucco; fiber cement siding; architecturally finished steel or metal; glass with steel framing; or architectural concrete masonry units (CMU). These materials shall not comprise more than 50 percent of the total exterior wall finish (breezeways are not included in this calculation). However, 100 percent~~

~~stucco may be permitted in conjunction with a tile roof. The use of materials other than those listed in this section and in subsection (e)(1)a, above, shall be limited to accent features.~~

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

~~d.~~ Architectural CMU shall have an ashlar pattern.

XIII.

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

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

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

Alternative 1.

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

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

Alternative 2.

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

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

CRAIG MORGAN, Mayor
City of Round Rock, Texas

ATTEST:

SARA L. WHITE, City Clerk

Text Amendments
CODE AMENDMENT

DATE: October 2, 2019

CODE AMENDMENT SECTIONS: Part III – Zoning and Development Code: Amendment to Electrical Code - Section 8-151

STAFF REVIEW AND ANALYSIS: Recent changes have been made to the Texas Local Government Code which need to be reflected in the Zoning and Development Code. The following section is revised to in order to comply with HB 2439, effective on September 1, 2019. The bill amends the Texas Local Government Code to prohibit or limit the use or installation of a building product or material on residential or commercial buildings if the building product or material is approved for use by a national model code.

Section 8-151: Requirements for aluminum and copper conductors for electrical construction are removed in order to comply with the Texas Local Government Code. Originally included in the code for safety reasons, the requirements are no longer necessary because of improvements in aluminum technology.

RECOMMENDED MOTION:

Staff recommends approval of the Code amendments in order to comply with State law.

ORDINANCE NO. O-2019-_____

AN ORDINANCE AMENDING ZONING AND DEVELOPMENT CODE, CHAPTER 8, ARTICLE X, DIVISION 9, SECTION 8-151 REGARDING ELECTRICAL CODE STANDARDS AND SPECIFICATIONS, CODE OF ORDINANCES (2018 EDITION), CITY OF ROUND ROCK, TEXAS; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

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

TEXAS:

I.

That Zoning and Development Code, Chapter 8, Article X, Division 9, Section 8-151(f), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

CHAPTER 8. ZONING AND DEVELOPMENT STANDARDS

Sec. 8-151. Standards and specifications.

(f) *Special safety measures.*

~~(1) Aluminum conductors will be authorized from the panel to panel and to the service disconnect only, for commercial and industrial construction.~~

~~(2) All feeder conductors to branch circuit panel boards and all subpanels in residential construction shall be copper conductors.~~

(31) Color coding of conductors.

a. *Single phase 120/240 Volt System.*

Phase	
A	Black
B	Red
Neutral	White

b. *Three phase 120/240 volt center tap Delta System.*

Phase	
A	Black
B	Red

C	Orange (high leg)
Neutral	White

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2 c. *Three phase 480 volt Delta System.*

Phase	
A	Brown
B	Yellow
C	Purple

3

4 d. *Three phase 120/208 volt WYE System.*

Phase	
A	Black
B	Red
C	Blue
Neutral	White

5

6 e. *Three phase 277/480 volt WYE System.*

Phase	
A	Brown
B	Yellow
C	Purple
Neutral	Natural Gray

7

(42) Except upon written permission of the chief electrical inspector, no electrical conductor of any nature shall be installed nearer than three inches to any metal pipe or duct which could operate in excess of 120 degrees Fahrenheit.

(53) Doorbell transformers must be mounted in an attic, heater closet, bedroom closet or other space where air can flow freely around the transformer. The transformer shall not be covered after it has been mounted.

(64) It will not be acceptable to use flexible metal conduit outside. Liquid-tight flexible conduit or liquid-tight flexible nonmetallic conduit are considered acceptable.

1 III.
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3 A. All ordinances, parts of ordinances, or resolutions in conflict herewith are
4 expressly repealed.

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

7 C. The City Council hereby finds and declares that written notice of the date,
8 hour, place and subject of the meeting at which this Ordinance was adopted was posted
9 and that such meeting was open to the public as required by law at all times during
10 which this Ordinance and the subject matter hereof were discussed, considered and
11 formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas
12 Government Code, as amended.
13

14 Alternative 1.

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

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

20 Alternative 2.

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

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

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CRAIG MORGAN, Mayor
City of Round Rock, Texas

ATTEST:

SARA L. WHITE, City Clerk

**Text Amendments
CODE AMENDMENT**

DATE: October 2, 2019

CODE AMENDMENT SECTIONS: Part III – Zoning and Development Code: Supplementary Use Standards – Section 2-91

STAFF REVIEW AND ANALYSIS: Since the Zoning and Development Code was published on October 1, 2018, staff has identified changes which are intended to improve specific sections or to correct errors.

Section 2-91: This section includes standards for car wash facilities and the revisions are to update the Code so that it applies to the type of car wash facilities most commonly being built. The Code currently regulates two types of car wash facilities:

- (1) multi-bay car washes which provide individual wash bays for self-service use by the customer; and
- (2) fully automatic single bay car washes as an accessory use to fuel sales.

The Code is amended to regulate all single bay car washes, removing “fully automatic” and “an accessory use to fuel sales.” Most car washes being built are stand-alone businesses with single bays, a type of design which is not addressed by the current Code.

In addition, exterior building finish requirements are removed in order to comply with HB 2439, effective on September 1, 2019. The bill amends the Texas Local Government Code to prohibit or limit the use or installation of a building product or material on residential or commercial buildings if the building product or material is approved for use by a national model code.

RECOMMENDED MOTION:

Staff recommends approval of the Code amendments.

ORDINANCE NO. O-2019-_____

AN ORDINANCE AMENDING ZONING AND DEVELOPMENT CODE, CHAPTER 2, ARTICLE VIII, SECTION 2-91 REGARDING SUPPLEMENTARY USE STANDARDS, CODE OF ORDINANCES (2018 EDITION), CITY OF ROUND ROCK, TEXAS; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

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

TEXAS:

I.

That Zoning and Development Code, Chapter 2, Article VIII, Section 2-91(i)(3), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

CHAPTER 2. ZONING DISTRICTS AND USE REGULATIONS

Sec. 2-91. Supplementary use standards.

(i) *Car wash.*

(1) Multi-bay car wash facilities are permitted subject to the following conditions:

a. All washing facilities shall occur under a roofed area with at least two (2) walls.

~~b. The building surfaces shall be faced with brick, natural stone, simulated stone, or architectural concrete masonry units.~~

~~be.~~ The building shall be set back not less than 50 feet from the front property line.

(2) In addition to the conditions provided in subsection (i)(1) of this section, multi-bay car wash facilities in the C-1a district and multi-bay car wash facilities in any district which share a common lot line with a single-family or two-family use are subject to the following conditions:

a. The entrance and exit of the bays shall be aligned parallel with the primary road that the property fronts in order to limit the visibility of the interior of the bays.

b. The queuing area shall be screened from view from the primary road the property fronts and from adjacent single-family or two-family property lines by either a masonry wall extending from the side of the outside bay or by a landscaped berm.

c. The building shall not be less than 100 feet from any single-family or two-family property line.

d. Vacuuming facilities may be outside the building but shall not be in the street yard and shall not be closer than 150 feet from any single-family or two-family property line.

(3) ~~Fully automatic, s~~Single-bay car washes are ~~only permitted as an accessory use to fuel sales in the C-1 and C-1a districts, and~~ with the following conditions:

- 1 a. The building shall not be less than 100 feet from any residential property line.
- 2 b. The entrance and exit of the bay shall face as few residential properties as possible.
- 3 c. Vacuuming facilities may be outside the building but shall not be in the street yard and
- 4 shall not be closer than 150 feet from any single-family or two-family property line.

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7 **III.**

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9 **A.** All ordinances, parts of ordinances, or resolutions in conflict herewith are

10 expressly repealed.

11 **B.** The invalidity of any section or provision of this ordinance shall not

12 invalidate other sections or provisions thereof.

13 **C.** The City Council hereby finds and declares that written notice of the date,

14 hour, place and subject of the meeting at which this Ordinance was adopted was posted

15 and that such meeting was open to the public as required by law at all times during

16 which this Ordinance and the subject matter hereof were discussed, considered and

17 formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas

18 Government Code, as amended.

19

20 **Alternative 1.**

21 By motion duly made, seconded and passed with an affirmative vote of all the

22 Council members present, the requirement for reading this ordinance on two separate

23 days was dispensed with.

24 **READ, PASSED, and ADOPTED** on first reading this ____ day of

25 _____, 2019.

Alternative 2.

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

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

CRAIG MORGAN, Mayor
City of Round Rock, Texas

ATTEST:

SARA L. WHITE, City Clerk