



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 16, 2019

6:00 PM

City Council Chambers, 221 East Main St.

A. CALL MEETING TO ORDER

B. ROLL CALL

C. PLEDGES OF ALLEGIANCE

D. CONSENT AGENDA:

- D.1 [PZ-2019-147](#) Consider approval of the minutes for the October 2, 2019, Planning and Zoning Commission meeting.
- D.2 [PZ-2019-148](#) Consider a 30-day extension request for the Shops South of University Oaks Blvd. Final Plat, generally located southeast of the intersection of RM 1431 and N. IH-35. Case No. FP1909-004

E. PLATTING:

- E.1 [PZ-2019-149](#) Consider approval of the Shops South of University Oaks Blvd. Revised Preliminary Plat, generally located southeast of the intersection of RM 1431 and N. IH-35 No. PP1909-002
- E.2 [PZ-2019-150](#) Consider approval of the Kalahari Revised Preliminary Plat, generally located east and west of S. Kenney Fort Blvd. and south of E. Palm Valley Blvd. Case No. PP1909-003

F. STAFF REPORT:

- F.1 [PZ-2019-151](#) Consider an update regarding Council actions related to Planning and Zoning items.

G. ADJOURNMENT

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

§551.071 Consultation with Attorney

§551.072 Deliberations regarding Real Property

§551.073 Deliberations regarding Gifts and Donations

§551.074 Personnel Matters

§551.076 Deliberations regarding Security Devices

§551.087 Deliberations regarding Economic Development Negotiations

POSTING CERTIFICATION

I certify that this notice of the Planning and Zoning Meeting was posted on the 10th day of October 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, OCTOBER 2, 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 October 2, 2019, in the Round Rock City Council Chambers located at 221 East Main Street. With a quorum present, Chairman David Pavliska called the meeting to order at 6:00 p.m.

B. ROLL CALL

Present were Chairman David Pavliska, Vice Chair Rob Wendt, Commissioner Stacie Bryan, Commissioner Casey Clawson, Commissioner Paul Emerson, Commissioner Jennifer Henderson, Commissioner Michelle Ly, Commissioner Greg Rabaey, and Commissioner Jennifer Sellers.

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

C. PLEDGES OF ALLEGIANCE

D. APPROVAL OF MINUTES:

D1. Consider approval of the minutes for the September 18, 2019, Planning and Zoning Commission meeting.

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

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

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

E. PLATTING AND ZONING:

E1. Consider public testimony regarding, and a recommendation 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

Mr. von Rosenberg reviewed the application noting that the purpose of the PUD (Planned Unit Development) was to develop approximately 19.35 acres with a maximum of 115 single family detached units on a common lot. He briefly explained the development standards and noted the PUD would have a default zoning district designation of TH (Townhouse).

Mr. von Rosenberg explained that the applicant requested the minimum rear setback, when a housing unit is adjacent to a property boundary, be reduced to 10 feet instead of the 20-foot minimum set back required in the TH district and in all previous single-family common lot PUDs approved to date.

It was noted that the proposed development would not generate enough peak hour trips to require a traffic impact assessment; however, a deceleration lane and/or turn lane analysis will be required during the site development process.

Mr. von Rosenberg also stated 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 neighboring HOA to the west was notified about the public hearing.

Lastly, he noted that the General Plan 2020 assigns the industrial land use designation to the property on the Future Land Use Map (FLUM). After listing the uses surrounding the tract, he noted that the use requested conflicts with the FLUM, the current zoning of the property, and the current zoning of the surrounding areas; this could result in a land use conflict. He stated that allowing 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.

The owner's representatives, Mr. Ian Dietrich, with David Weekly Homes, John Clark, with LJA Engineering, and Mr. Jim Boles, with Summit Commercial, gave a brief presentation and were 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) Mr. Melvin Lau, 709 Hidden Glen Cv.; 2) Mr. Todd Schumaker, 705 Hidden Glen Cv.; 3) Mr. Brad Havener, 2800 Plantation Dr.; 4) Mr. Justin Noble, 813 Folsom Cv.; 5) Mr. Wallace Batiste, 704 Hidden Glen Cv.; and 6) Mr. Scott Anderson, 708 Hidden Glen Cv. Seeing no additional speakers Chairman Pavliska closed the public hearing. In summary, speakers expressed concerns about the proposed 3-story maximum building height and 10-foot building set back.

Following a discussion regarding monarch trees, setbacks, proposed building height, and the surrounding buffer wall, a motion was offered to recommend the PUD for City Council approval with the condition that no houses within 300 ft. of the western boundary may exceed two stories in height and a minimum 8-foot height solid fence be installed on the western boundary.

Motion: Motion by Commissioner Clawson, second by Commissioner Rabaey to recommend for City Council approval as amended.

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

The Commission took a short recess at 7:12 pm and reconvened at 7:20 pm.

E2. 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

Ms. Reeves reviewed the Preliminary Plat application noting that the request was for the approval of 1 development lot. Staff recommended approval as conditioned. Mr. Tony Prete with Waeltz and Prete, Inc. stated he was available to answer questions.

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

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

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

E3. 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

Ms. Reeves continued to review the Final Plat application for the tract of land discussed in Agenda Item E2 noting that the request was for the approval of 1 development lot. Staff recommended approval as conditioned. Mr. Tony Prete, with Waeltz & Prete, Inc. stated he was available to answer questions.

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

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

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

F. CODE AMENDMENTS:

F1. 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

Mr. von Rosenberg explained that the reason for the amendments was due to changes to the Texas Local Government Code and to make improvements and/or corrections to the Zoning and Development Code since it was codified on October 1, 2018.

He noted that Sec. 10-34 requires action on plans or plats within 30 days from filing-unless the applicant provides a written request for a 30-day extension. P&Z will approve extension requests for items under its authority and the Planning Director will act on extension requests for items under his/her authority. Sec. 10-45 adds a development packet to the list of application requirements. Staff recommended approval of the Code amendments.

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

Following a brief discussion, a motion was offered.

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

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

F2. 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

Mr. von Rosenberg noted that the Texas Local Government Code requires action on plans or plats within 30 days from filing. Sec. 4-95 clarifies that the process described is for a permit, not a plan, and is therefore not subject to the requirement. Staff recommended approval of the Code amendment.

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

Following a brief discussion, a motion was offered.

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

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

F3. 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)

Mr. von Rosenberg explained that in order to comply with State law, the code amendment will remove exterior wall material requirements in residential districts Sections 2-13, 2-14, 2-15, 2-17, 2-18, 2-19, and 2-21.

Section 2-16 was amended to define the percentages of lot types required when the subdivision has a higher connectivity index and includes certain design features. The exterior wall materials

requirement was removed and replaced with an incentive to include the requirement by allowing for a revised lot composition requirement.

Sections 2-20 and 2-22 were amended to provide an incentive for including higher quality exterior wall and roofing materials by offering an option to increase the density of the development from 12 units per acre to 14 units per acres.

Section 2-23 was amended to provide an incentive for including higher quality exterior wall and roofing materials, by offering an option 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.

Sections 2-32(C-1), 2-33(C-1a) and 2-34(C-2) were amended to remove exterior wall material in order to comply with HB 2439. Staff recommended approval of the Code amendments.

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

Following a brief discussion, a motion was offered.

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

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

F4. 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

Mr. von Rosenberg explained the requirement for aluminum and copper conductors for electrical construction was no longer enforceable. Staff recommended approval of the Code amendment in order to comply with State law.

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

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

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

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

F5. 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

Lastly, Mr. von Rosenberg noted the purpose of the Code amendment to Section 2-91 is to regulate all single bay car washes, removing “fully automatic” and “an accessory use to fuel sales”. In addition, exterior building finished requirements were removed in order to comply with HB 2439. Staff recommended approval of the Code Amendment.

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

Following a brief discussion, a motion was offered.

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

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

G. STAFF REPORT:

G1. 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.

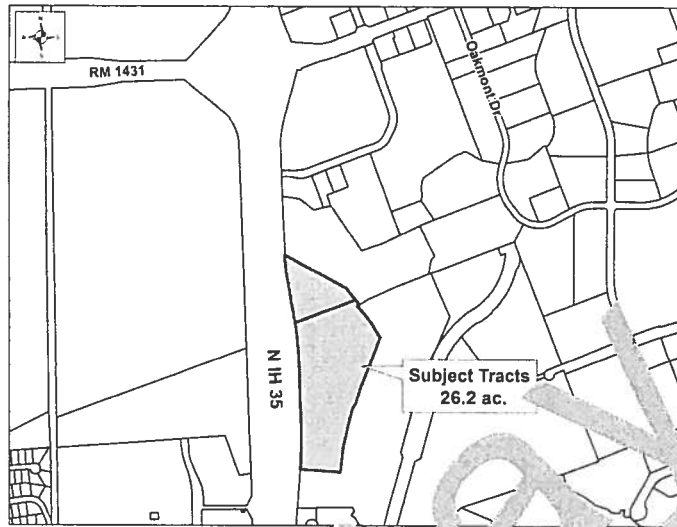
H. ADJOURNMENT

There being no further discussion, the meeting adjourned at 7:54 p.m.

Respectfully Submitted

Veronica Chandler, Planning Tech

**Shops South of University Oaks Blvd.
FINAL PLAT FP1909-004**



CASE PLANNER: CAITLYN REEVES

REQUEST:

ZONING AT TIME OF APPLICATION:

DESCRIPTION: 26.2 acres out of the David Curry Survey Subcontract No. 130 & Ephraim Means Survey Subcontract No. 212

CURRENT USE OF PROPERTY:

GENERAL PLAN LAND USE DESIGNATION:

ADJACENT LAND USE:

North:
South:
East:
West:

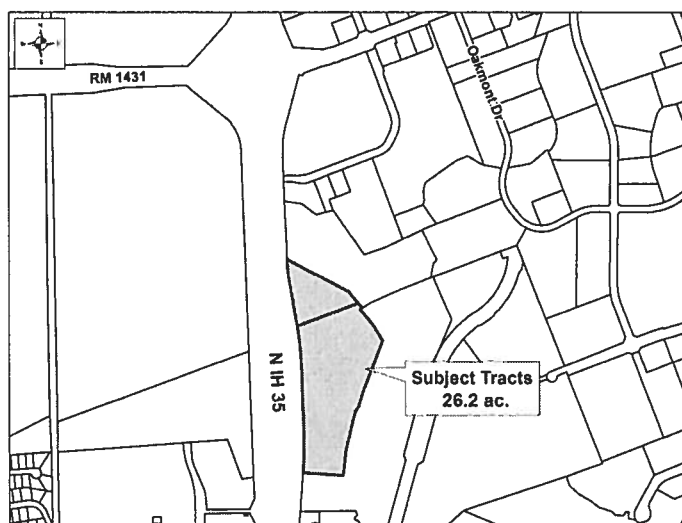
PROPOSED LAND USE:

<u>PROPOSED LOTS BY</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	9	26.2

Owner:
1943 Round Rock, LLC & KPM Ventures, Ltd.
Matt Barrier
P.O. Box 941428
Plano, TX 75094

Agent:
LJA Engineering, Inc.
Joseph Longaro
7500 Rialto Blvd., Bldg. 2, Ste. 100
Austin, TX 78735

**Shops South of University Oaks Blvd.
PRELIM PLAT PP1909-002**



CASE PLANNER: CAITLYN REEVES

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

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

DESCRIPTION: 26.2 acres out of the David Curry Survey, Abstract No. 130 & Ephraim Evans Survey, Abstract No. 212

CURRENT USE OF PROPERTY: Vacant and undeveloped.

GENERAL PLAN LAND USE DESIGNATION: Commercial and Open Space

ADJACENT LAND USE:

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

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

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

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

PROPOSED LAND USE: Commercial pad sites

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	6	8.7
Industrial:	0	0
Open/Common Space:	3	15.9
ROW:	1	1.608
Parkland:	0	0
Other:	0	0
TOTALS:	10	26.2

Owner:
1493 Round Rock, LLC & KPM Ventures, Ltd
Matthew Barrier
P.O. Box 941428
Plano, TX 75094

Agent:
LJA Engineering, Inc.
Joseph Longaro
7500 Rialto Blvd., Bldg. 2, Ste. 100
Austin, TX 78735

Shops South of University Oaks Blvd. (Revised)
PRELIM PLAT PP1909-002

HISTORY: The Planning and Zoning Commission approved the Shops South of University Oaks Boulevard Concept Plan on December 5, 2018, and the Preliminary Plat on June 19, 2019. This revision is to add 1 development lot.

DATE OF REVIEW: October 16, 2019

LOCATION: Generally located southeast of the intersection of University Boulevard and N. IH-35

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates the site for commercial purposes. The property is zoned C-1a (General Commercial - Limited) and allows commercial land uses such as offices, hotels, retail, and restaurants. The C-1a zoning district requires details that provide visual relief such as, variation of roof lines, arched windows, gabled windows, shutters, awnings, canopies, and decorative cornices.

Compliance with the Concept Plan: As shown, this preliminary plat is in compliance with the Concept Plan in (CP1811-001) approved on December 5, 2018.

Traffic, Access and Roads: The subject tract will have two access points on N. IH-35 frontage road; final locations will be determined at the site development plan stage. A Traffic Impact Analysis was deemed not necessary due to the construction of two deceleration lanes at the two access locations determined by TxDOT.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The subject property has an existing 12-inch water line and a 24-inch main located within the property, in existing easements, along the IH-35 North Frontage Road. Wastewater service will be obtained by connecting via an easement through the subject property to an existing wastewater main located on the eastern property line.

Drainage: A flood study (FLOOD1811-0003) has been completed and approved by the City and therefore the floodplain limits are shown on the plat. The subject property is located within the Brushy Creek Water Control & Improvement District (BCWCID) and has an established inundation easement. The property is located within the Edwards Aquifer recharge zone and a portion is within the FEMA 100-year floodplain. The applicant has indicated that storm water runoff will be detained onsite within the boundaries of the inundation easement.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Provide a block a lot number for the right-of-way lot.
2. Revise note 9 to state, "All minimum finished floor elevations shall be a minimum of two (2) feet above the ultimate 1% annual chance floodplain and inundation easement as depicted."
3. Provide minimum finished floor elevations for all development lots.

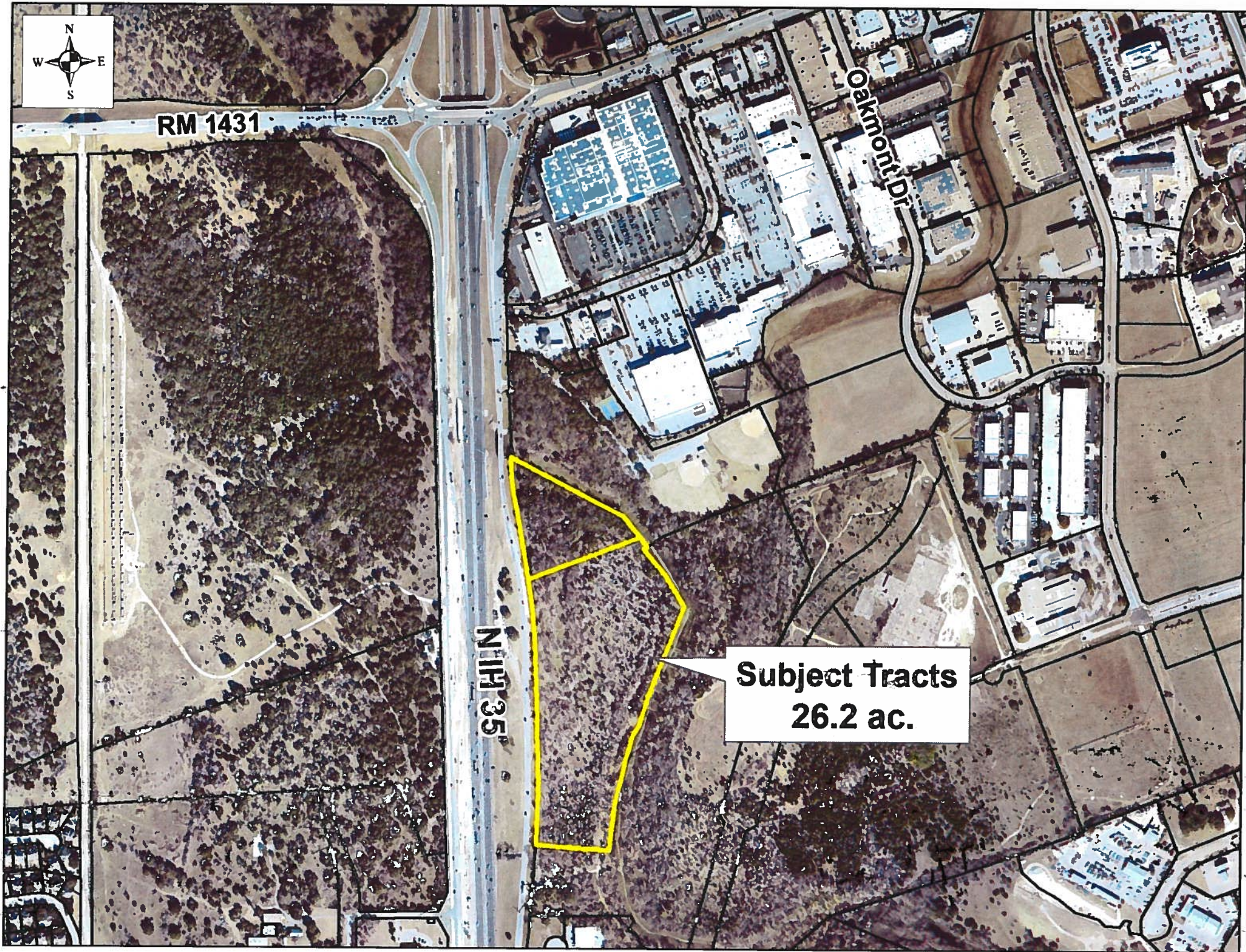


RM 1431

Oakmont Dr

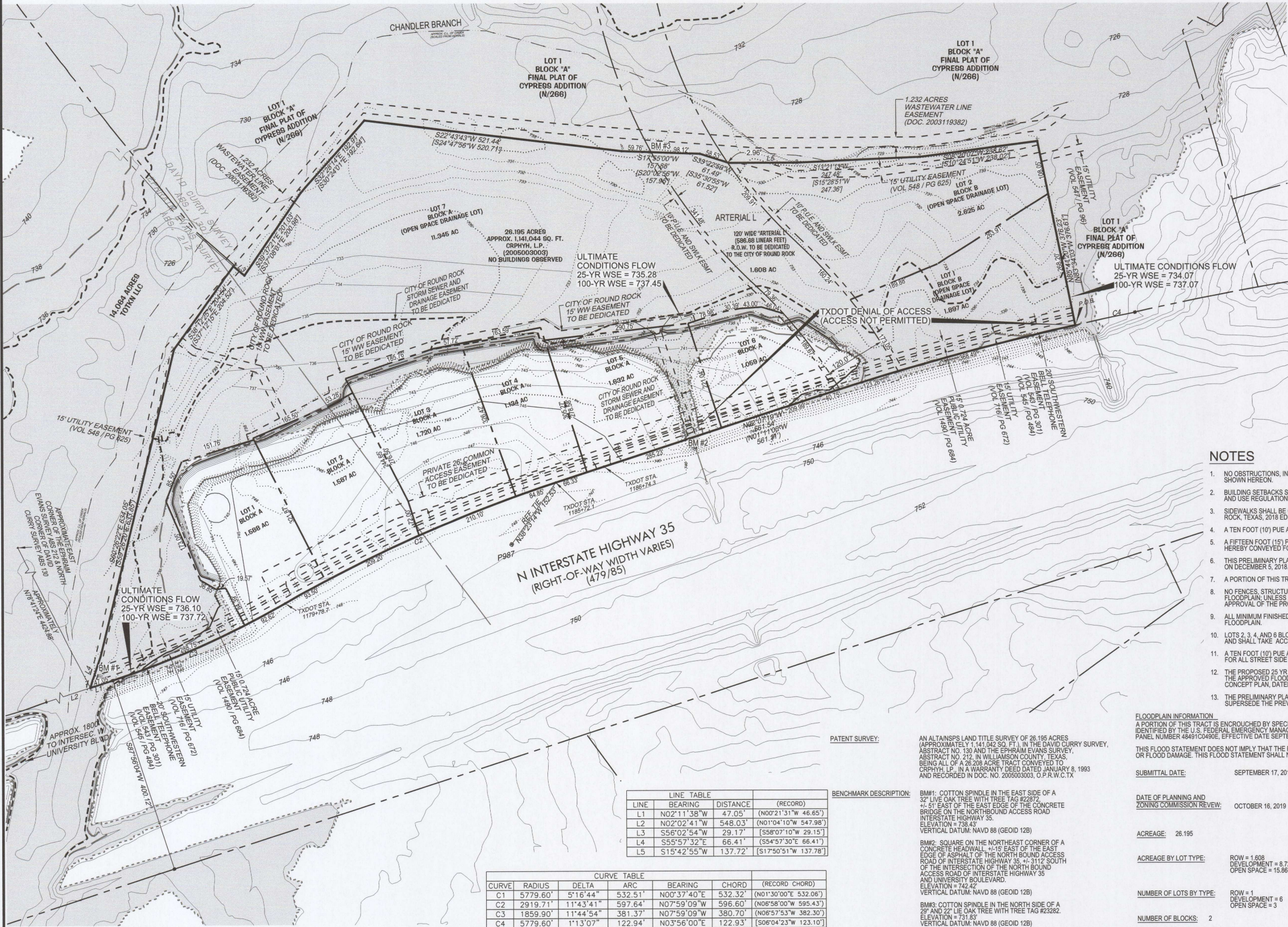
NH 35

Subject Tracts
26.2 ac.



SHOPS SOUTH OF UNIVERSITY OAKS BLVD
REVISED PRELIMINARY PLAT

ROUND ROCK, TEXAS 78664



LEGEND :

- 100 YR FLOODPLAIN PROPOSED (ULTIMATE 1%)
- 25 YR FLOODPLAIN PROPOSED (ULTIMATE 4%) TO BE DEDICATED AS DRAINAGE EASEMENT
- FEMA 100 YR FLOODPLAIN (ZONE 'AE') (EFFECTIVE SEPT. 26, 2008)
- PROPERTY LINE
- PROPOSED LOT LINE
- EASEMENT LINE
- SURVEY BENCHMARK
- PRE-DEVELOPMENT UBCWID - UPPER BRUSHY CREEK WATER CONTROL IMPROVEMENT DISTRICT INUNDATION EASEMENT (NRCS DAM 11 ELEVATION = 739.1)
- POST-DEVELOPMENT UBCWID - UPPER BRUSHY CREEK WATER CONTROL IMPROVEMENT DISTRICT INUNDATION EASEMENT (NRCS DAM 11 ELEVATION = 739.1)
- FIELD MEASURED SURVEY BEARING DISTANCE
- RECORD BEARING DISTANCE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- CREEK CENTERLINE

S17°55'00"W 157.88'
[S20°02'56"W 157.95']
.....610.....
-608-



- NOTES
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
 - 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 EDITION, AS AMENDED.
 - SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018 EDITION, AS AMENDED.
 - A TEN FOOT (10') PUE AND SIDEWALK EASEMENT IS HEREBY DEDICATED ALONG ARTERIAL "L" AS DEPICTED.
 - A FIFTEEN FOOT (15') PUE AND TEN FOOT (10') SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL LOTS ABUTTING R155.
 - THIS PRELIMINARY PLAT CONFORMS TO THE CONCEPT PLAN (CP1811-001) APPROVED BY THE PLANNING AND ZONING COMMISSION ON DECEMBER 5, 2018.
 - A PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
 - NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN, UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
 - ALL MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
 - LOTS 2, 3, 4, AND 6 BLOCK A AND LOT 1 BLOCK B ARE PROHIBITED FROM TAKING DIRECT ACCESS TO INTERSTATE HIGHWAY I-35 AND SHALL TAKE ACCESS FROM DEVELOPMENT LOTS 1 AND 5 BLOCK A BY MEANS OF A SHARED ACCESS EASEMENT.
 - A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
 - THE PROPOSED 25 YR (ULTIMATE 4%) AND 100YR (ULTIMATE 1%) FLOODPLAINS DEPICTED ON THIS PRELIMINARY PLAT REFLECT THE APPROVED FLOOD STUDY BY LJA ENGINEERING, INC., TITLED 3851 N. I-35 RETAIL FLOODPLAIN STUDY IN SUPPORT OF CONCEPT PLAN, DATED APRIL 23, 2019 (FLOOD1811-003).
 - THE PRELIMINARY PLAT (PP 1905-002) APPROVED BY THE PLANNING AND ZONING COMMISSION ON OCTOBER 16, 2019 SHALL SUPERSEDE THE PREVIOUSLY APPROVED PRELIMINARY PLAT (PP 1905-001).

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

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD
C1	5779.60'	5°16'44"	532.51'	532.32'
C2	2919.71'	11°43'41"	597.64'	596.60'
C3	1859.90'	11°44'54"	381.37'	380.70'
C4	5779.60'	1°13'07"	122.94'	122.93'

PATENT SURVEY:

AN ALTAIRSPS LAND TITLE SURVEY OF 26.195 ACRES (APPROXIMATELY 1.141 AC 90. FT. IN THE DAVID CURRY SURVEY, ABSTRACT NO. 130 AND THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF A 26.208 ACRE TRACT CONVEYED TO CRPHYH, L.P., IN A WARRANTY DEED DATED JANUARY 8, 1993 AND RECORDED IN DOC. NO. 2005003003, O.P.R.W.C.TX

BENCHMARK DESCRIPTION:

BM#1: COTTON SPINDLE IN THE EAST SIDE OF A 32' LIVE OAK TREE WITH TREE TAG #22972, +/- 51' EAST OF THE EAST EDGE OF THE CONCRETE BRIDGE ON THE NORTHBOUND ACCESS ROAD INTERSTATE HIGHWAY 35. ELEVATION = 738.43' VERTICAL DATUM: NAVD 88 (GEOID 12B)

BM#2: SQUARE ON THE NORTHEAST CORNER OF A CONCRETE HEADWALL, +/- 15' EAST OF THE EAST EDGE OF ASPHALT OF THE NORTH BOUND ACCESS ROAD OF INTERSTATE HIGHWAY 35, +/- 3112' SOUTH OF THE INTERSECTION OF THE NORTH BOUND ACCESS ROAD OF INTERSTATE HIGHWAY 35 AND UNIVERSITY BOULEVARD. ELEVATION = 742.42' VERTICAL DATUM: NAVD 88 (GEOID 12B)

BM#3: COTTON SPINDLE IN THE NORTH SIDE OF A 29' AND 22' LIVE OAK TREE WITH TREE TAG #23282. ELEVATION = 731.83' VERTICAL DATUM: NAVD 88 (GEOID 12B)

FLOODPLAIN INFORMATION:

A PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0490E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.

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

SUBMITTAL DATE: SEPTEMBER 17, 2019 (PRELIMINARY PLAT)

DATE OF PLANNING AND ZONING COMMISSION REVIEW: OCTOBER 16, 2019

ACREAGE: 26.195

ACREAGE BY LOT TYPE: ROW = 1.808 DEVELOPMENT = 8.720 OPEN SPACE = 15.867

NUMBER OF LOTS BY TYPE: ROW = 1 DEVELOPMENT = 6 OPEN SPACE = 3

NUMBER OF BLOCKS: 2

LINEAR FEET OF NEW STREETS: 586.68

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

SURVEYOR: CHAPARRAL PROFESSIONAL LAND SURVEYING, INC 3500 McCALL LANE AUSTIN, TX 78744 CONTACT PERSON: RU PATA PHONE: 512.443.1724

ENGINEER: LJA ENGINEERING, INC. 7500 RIALTO BLVD. BUILDING II, SUITE 100 AUSTIN, TEXAS 78735 CONTACT PERSON: JOSEPH LONGARO, P.E. PHONE: 512.439.4700

SHOPS SOUTH OF UNIVERSITY OAKS BLVD
ROUND ROCK, TEXAS 78664
PRELIMINARY PLAT

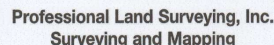
DATE	BY	REVISIONS	DESCRIPTION	NO.

DESIGNED BY: JOSEPH LONGARO
DRAWN BY: 65617
CHECKED BY: 65617
DATE: 10/16/19

JOSEPH LONGARO
REGISTERED PROFESSIONAL ENGINEER
No. 65617
Exp. 12/31/2021

LJA Engineering, Inc.
7500 Rialto Blvd
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
FRN-F-1386

JOB NUMBER: A585-1001
PL1
SHEET NO. 1
OF 2 SHEETS



3500 McCall Lane
Austin, Texas 78744

A DESCRIPTION OF 26.195 ACRES (APPROXIMATELY 1,141,044 SQ. FT.), IN THE DAVID CURRY SURVEY, ABSTRACT NO. 130 AND THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF A 26.208 ACRE TRACT CONVEYED TO CRPHYH, L.P., IN A WARRANTY DEED DATED JANUARY 8, 1993 AND RECORDED IN DOCUMENT NO. 200503003 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 26.195 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THENCE with the east line of Interstate 35, being also the west line of the 26.208 acre tract, the following five (5) courses and distances:

1. With a curve to the left, having a radius of 5779.60 feet, a delta angle of 05°16'44", an arc length of 532.51 feet, and a chord which bears North 00°37'40" East, a distance of 532.32 feet to a TxDOT Type I monument found;
2. North 02°07'19" West, a distance of 561.54 feet to a 1/2" rebar with "Chaparral" cap set;
3. With a curve to the left, having a radius of 2919.71 feet, a delta angle of 11°43'41", an arc length of 597.64 feet, and a chord which bears North 07°59'09" West, a distance of 596.60 feet to a 1/2" rebar with "Chaparral" cap set;
4. With a curve to the right, having a radius of 1859.90 feet, a delta angle of 11°44'54", an arc length of 381.37 feet, and a chord which bears North 07°59'09" West, a distance of 380.70 feet to a TxDOT Type I monument found;
5. North 02°11'38" West, a distance of 47.05 feet to a 1/2" rebar with "Diamond" cap found for the northwest corner of the 26.208 acre tract, and being the southwest

corner of a 14.064 acre tract described in Document No. 2006087974 of the Official Public Records of Williamson County, Texas;

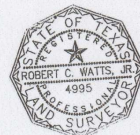
1. South 55°57'32" East, a distance of 66.41 feet to a calculated point (falls on a manhole lid);
2. South 60°26'22" East, a distance of 634.05 feet to a 1/2" rebar with "Diamond" cap found;
3. South 38°12'25" East, a distance of 204.54 feet to a 5/8" rebar found for an angle point in the east line of the 26.208 acre tract, and the southernmost corner of the 14.064 acre tract, and being in the west line of said Lot 1, Block A of said Cypress Addition;

1. South 56°02'54" West, a distance of 29.17 feet to a 1/2" rebar found;
2. South 39°37'21" East, a distance of 201.03 feet to a 1/2" rebar with "Baker-Aicklen" cap found;
3. South 32°28'14" East, a distance of 192.91 feet to a 1/2" rebar with "Chaparral" cap set;
4. South 22°43'43" West, a distance of 521.44 feet to a 1/2" rebar with illegible cap found;
5. South 17°55'00" West, a distance of 157.88 feet to a 1/2" rebar with "Chaparral" cap set;
6. South 33°22'59" West, a distance of 61.49 feet to a 1/2" rebar with "Chaparral" cap set;
7. South 15°42'55" West, a distance of 137.72 feet to a 1/2" rebar with "Baker-Aicklen" cap found;
8. South 13°21'13" West, a distance of 247.48 feet to a cotton spindle with "Baker-Aicklen" washer found;
9. South 08°20'07" West, a distance of 238.62 feet to a 1/2" rebar with "Baker-Aicklen" cap found;

10. North 85°41'20" West, a distance of 376.23 feet to the **POINT OF BEGINNING**, containing 26.195 acres of land, more or less.

Surveyed on the ground September 14, 2017. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS Solutions from The National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS).

Robert C. Watts, Jr. Date _____
Registered Professional Land Surveyor
State of Texas No. 4995
T.B.P.L.S. Firm No. 10124500

[illegible]

DATE: _____

DESIGNED BY: _____

DRAWN BY: _____

CHECKED BY: _____

DRAWING NAME: _____

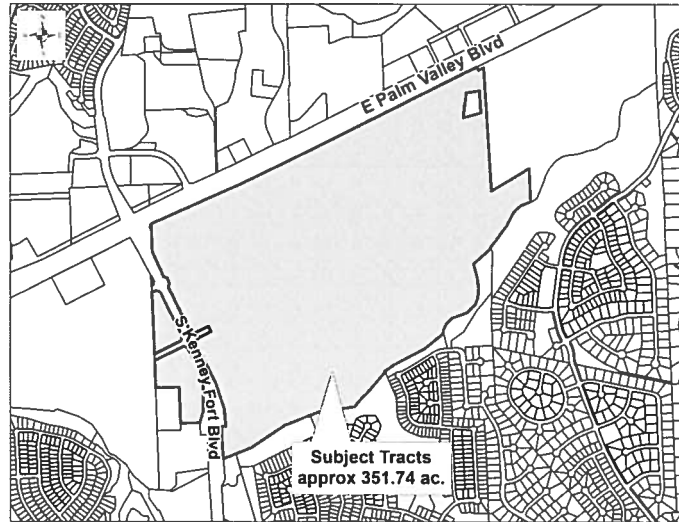


LJA Engineering, Inc.
1500 Riata Blvd
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.306.0338
FRN-F-1386

PL2

SHEET NO. 2
OF 2

**Kalahari Revised Preliminary Plat
PRELIM PLAT PP1909-003**

**CASE PLANNER: JUAN ENRIQUEZ**

REQUEST: Preliminary Plat approval to increase the number of development lots from seven (7) to eight (8) lots

ZONING AT TIME OF APPLICATION: PUD No. 113, PUD No. 114 and C-1a (General Commercial Limited)

DESCRIPTION: 351.74 acres out of the P.A. Holder Survey, Abstract No. 297 and Joseph Marshal Survey, Abstract No. 409

CURRENT USE OF PROPERTY: Hotel, convention center and water park resort are under construction

GENERAL PLAN LAND USE DESIGNATION: The Future Land Use designation is determined by PUD No. 113, PUD No. 114 and commercial which allows for a mixture of commercial/retail uses.

ADJACENT LAND USE:

North: Union Pacific Right-of-Way and E. Palm Valley Blvd. Right-of-Way

South: Single-family residential - Sonoma, Lake Forest, and Forest Grove neighborhoods - Zoned Single-Family Standard Lot (SF-2)

East: Brushy Creek Regional Wastewater Treatment Plant - zoned Light Industrial (LI)

West: Undeveloped - zoned Business Park; and one single-family home on 4.4 acres - unzoned

PROPOSED LAND USE: Resort hotel, convention center, water park, and other mixed uses

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	8	351.74
TOTALS:	8	351.74

Owner:
City of Round Rock
221 E. Main St.
Round Rock, TX 78664

Agent:
Halff Associates, Inc.
Robert Scholz
9500 Amberglen Blvd., Bldg. F, Ste. 125
Austin, TX 78729

Kalahari Revised Preliminary Plat
PRELIM PLAT PP1909-003

BACKGROUND: The subject properties were annexed into the City of Round Rock in 2006 and most were zoned for agricultural use. In 2012, a portion of the land was rezoned to PUD No. 91 (Bison) with the vision of developing the area into a high density, urban-style mixed-use center but it was never developed. On April 12, 2018, the City Council approved the rezoning of the 351.74 acres to PUD No. 113 (Kalahari, 337.34-acres), PUD No. 114 (Kalahari Commercial, 9.80-acres), and C-1a (General Commercial Limited, 4.60-acres), which allows for a mixture of commercial/retail uses including employee housing. The Applicant is requesting a revision to the Preliminary Plat to create an additional development lot that will be used for the construction of Kalahari's employee housing.

DATE OF REVIEW: October 16, 2019

LOCATION: East and west of S. Kenney Fort Blvd. and south of E. Palm Valley Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use designation is determined by PUD No. 113 and PUD No. 114, which contain a mixture of retail and commercial land uses. Specific development standards are included in both PUDs. For requirements not mentioned in either PUD, the C-1a zoning district standards will apply. The 4.60-acre commercial lot is designated commercial in the Future Land Use map. The 4.60-acre commercial lot is zoned C-1a (General Commercial – Limited). All lots allow for commercial land uses such as offices, hotels, retail, and restaurants by right.

Compliance with the Concept Plan: As shown, the revised Preliminary Plat is in compliance with the Concept Plans.

Traffic, Access and Roads: A traffic impact analysis (TIA) has been completed and approved. Transportation improvements are occurring with the initial construction of the resort hotel and convention center.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The lots will use City water and wastewater and will have access to City reuse water.

Drainage: A total of four (4) detention ponds are planned to handle the storm water runoff that will be generated by the improvements on the resort hotel site and with the new public roads planned for the initial phase of construction. Taken together, this storm water management system will ensure that runoff to Brushy Creek occurs at a rate as if the land remained undeveloped, preventing undue adverse impacts to upstream and downstream properties. Future development on other lots will have to provide similar measures or prove the existing regional stormwater management system has the capacity to handle the new runoff.

RECOMMENDED MOTION:

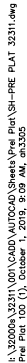
Staff recommends approval of the Preliminary Plat as presented



E Palm Valley Blvd

S Kenney Fort Blvd

**Subject Tracts
approx 351.74 ac.**

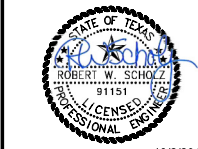


PARCEL LINE DATA		
LINE #	BEARING	DISTANCE
L1	N64°21'41"E	88.01'
L2	N29°34'59"E	142.23'
L3	N70°38'19"W	53.69'
L4	S64°21'41"W	142.23'
L6	S29°34'59"W	46.12'
L8	S29°34'59"W	27.82'
L9	S0°08'08"W	24.41'
L10	S29°34'59"W	93.16'
L16	S64°21'41"W	46.12'
L17	S24°19'17"W	40.00'
L18	S26°22'35"E	135.96'
L20	S19°13'32"E	120.50'
L46	S61°32'32"E	38.20'
L47	S26°22'35"E	80.37'



HALFF

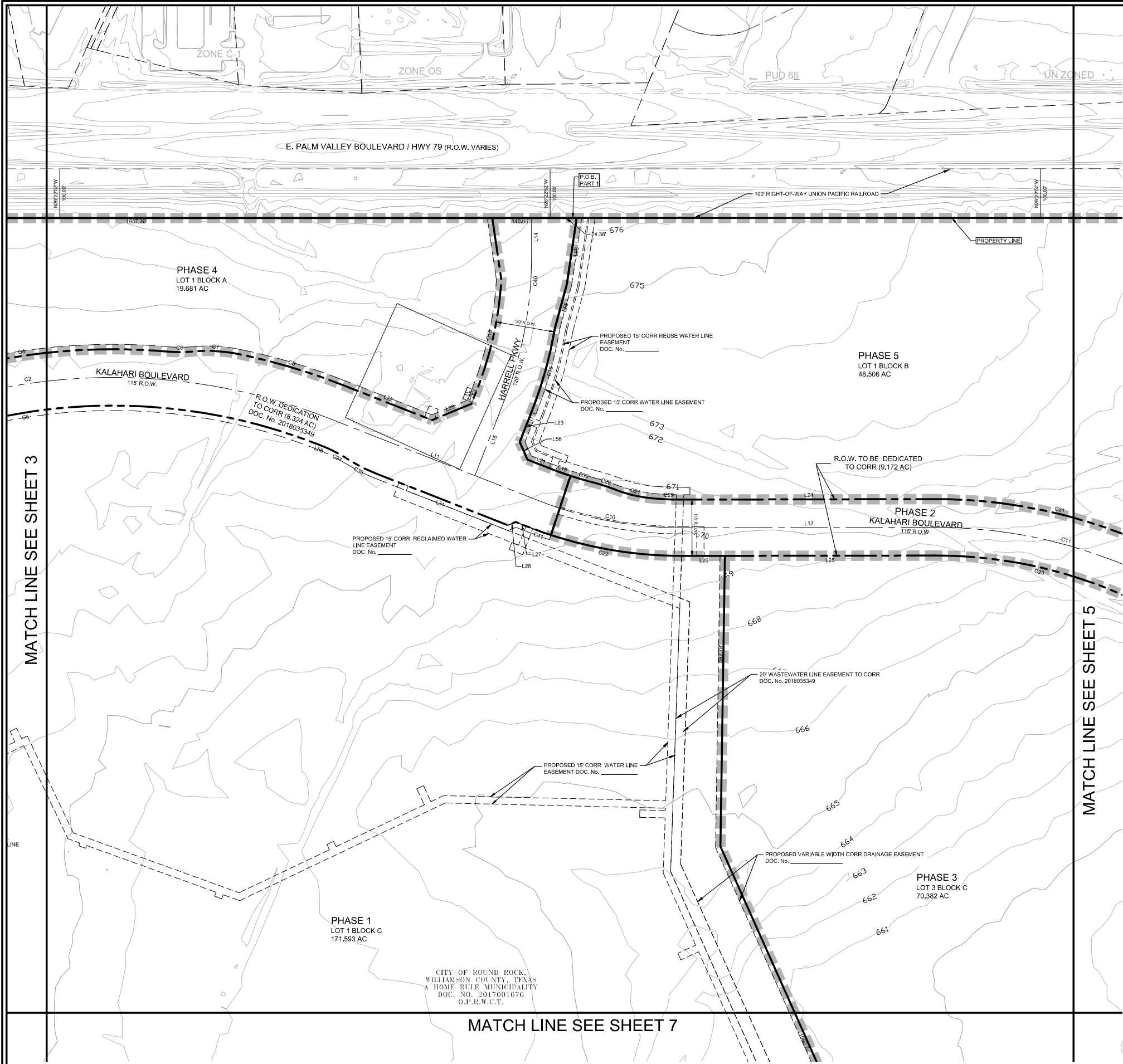
9500 AMBERGLEN BLVD.
BUILDING F, SUITE 125
DALLAS, TEXAS 75279
TEL (512) 777-4600
FAX (512) 252-8141
TBE FIRM #F-312

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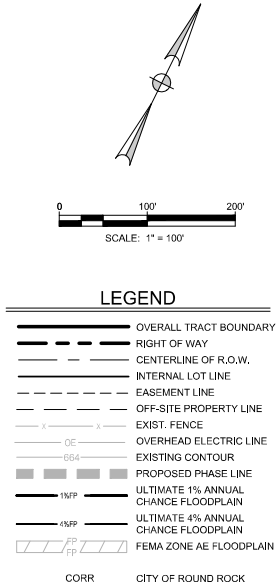
PRELIMINARY PLAT
PP1909-003

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Pre Plot 100 (2), October 1, 2019, 9:09 AM, m3205



PARCEL CURVE DATA					
CURVE #	DELTA	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING
C2	55°28'09"	1200.00'	1161.74'	1116.90	N57° 19' 03"E
C4	39°04'58"	1257.50'	857.77'	841.24	S49° 07' 28"W
C5	55°28'09"	1142.50'	1106.08'	1063.38	S57° 19' 03"W
C6	10°23'11"	278.00'	50.39'	50.33	S63° 28' 21"W
C7	16°54'51"	322.00'	95.06'	94.71	S66° 44' 11"W
C8	9°51'31"	1273.50'	219.12'	218.85	S80° 07' 22"W
C10	21°32'14"	800.00'	300.72'	298.95	N74° 17' 00"E
C11	36°17'43"	1000.00'	633.47'	622.93	N81° 39' 45"E
C15	17°50'49"	740.00'	230.50'	229.57	S13° 52' 17"E
C16	11°47'22"	860.00'	176.96'	176.65	S10° 50' 34"E
C18	3°16'02"	730.50'	41.65'	41.65	N83° 25' 07"E
C20	7°34'08"	322.00'	42.54'	42.51	N81° 33' 21"E
C21	17°21'53"	278.00'	84.25'	83.93	N76° 39' 29"E
C22	21°32'14"	857.50'	322.33'	320.44	N74° 17' 00"E
C23	36°17'43"	942.50'	597.05'	587.11	N81° 39' 45"E
C29	4°27'39"	742.50'	57.81'	57.79	N65° 44' 43"E
C30	4°00'48"	730.50'	51.17'	51.16	N79° 46' 42"E
C31	36°17'43"	1057.50'	669.90'	658.75	N81° 39' 45"E
C36	11°28'42"	322.00'	64.51'	64.40	N89° 12' 32"W
C37	11°28'42"	278.00'	55.69'	55.60	N89° 12' 32"W
C40	21°35'01"	800.00'	301.37'	299.59	S15° 44' 23"E
C41	3°16'02"	857.50'	48.90'	48.89	S83° 25' 07"W

PARCEL LINE DATA		
LINE #	BEARING	DISTANCE
L11	N85°03'07"E	460.88'
L12	N63°30'53"E	514.46'
L14	S26°22'27"E	77.81'
L15	S4°56'53"E	164.61'
L21	N85°03'07"E	51.80'
L22	S85°03'07"W	198.48'
L23	S4°56'53"E	67.10'
L24	N63°30'53"E	514.46'
L25	N63°30'53"E	428.51'
L26	N63°30'53"E	85.95'
L27	S85°02'47"W	27.80'
L28	S40°03'07"W	16.97'
L29	S41°01'50"W	87.06'
L31	S85°03'07"W	291.00'
L45	S4°56'55"E	30.60'
L53	S17°59'08"E	136.04'
L55	N11°09'02"W	93.17'
L56	S49°56'53"E	39.60'
L58	S85°03'07"W	10.68'



KALAHARI ROUND ROCK

KALAHARI RESORTS AND CONVENTIONS

PRELIMINARY PLAT

9500 AMBERGLEN BLVD.
BUILDING F, SUITE 125
DALLAS, TEXAS 75243
TEL (512) 777-4800
FAX (512) 252-8141
TEPE FIRM #F-312

STATE OF TEXAS
COUNTY OF WILLIAMSON
ROBERT W. SCHULTZ
81151
LICENSED PROFESSIONAL ENGINEER

10/2/2019

Project No.: 32311

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Drawn By:

Checked By:

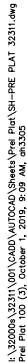
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PRELIMINARY PLAT

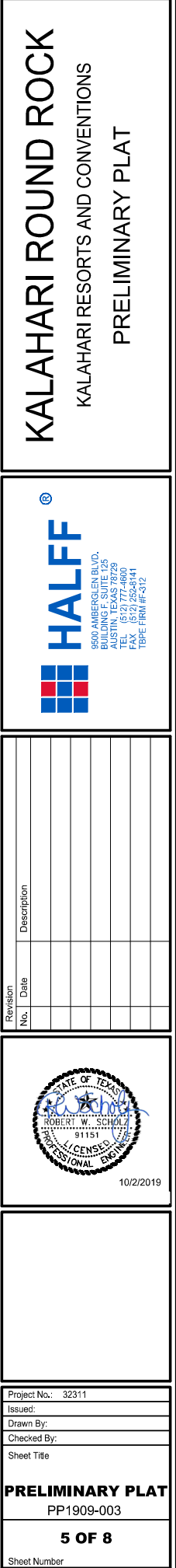
PP1909-003

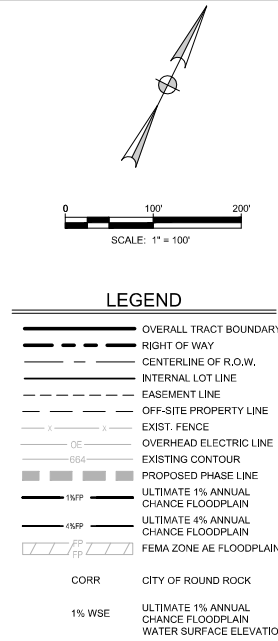
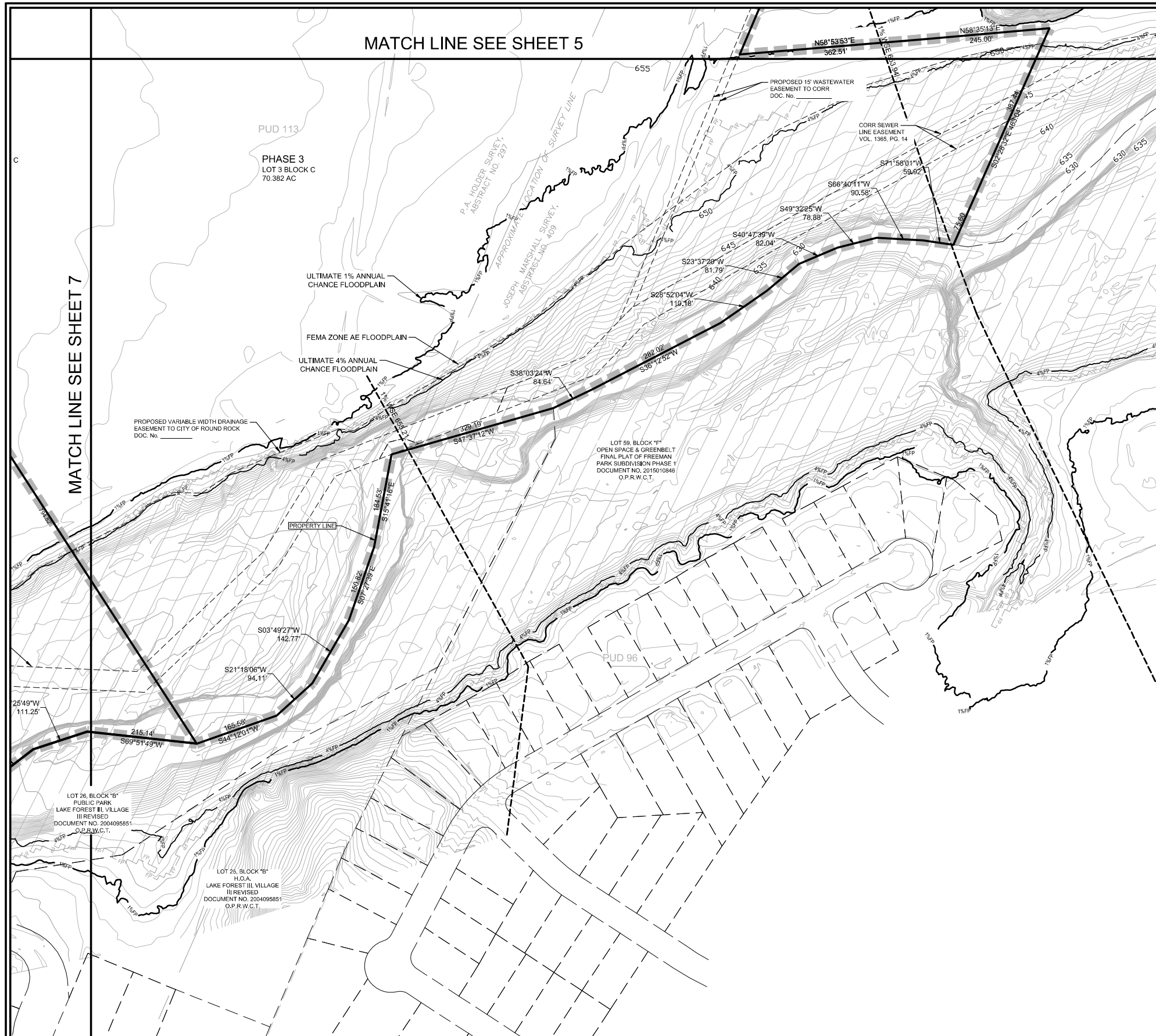
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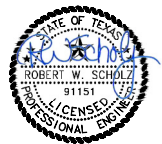


PARCEL LINE DATA		
LINE #	BEARING	DISTANCE
L5	S52°18'52"E	10.00'
L13	S80°11'24"E	100.01'
L30	S52°18'52"E	239.68'
L32	N37°41'08"E	708.02'
L33	N3°34'31"W	291.26'
L34	N3°34'31"W	291.26'
L35	S80°11'24"E	100.01'
L36	S52°18'52"E	34.68'
L37	N82°41'08"E	96.57'
L38	N37°41'08"E	610.52'
L39	S3°34'31"E	291.26'
L40	S37°41'08"W	610.52'
L41	S7°18'52"E	56.57'
L42	N37°41'08"E	115.00'
L43	S52°18'52"E	239.68'
L44	S80°11'24"E	100.01'





KALAHARI ROUND ROCK
KALAHARI RESORTS AND CONVENTIONS
PRELIMINARY PLAT

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10/2/2019

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Sheet Title

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PP1909-003

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Sheet Number