



# City of Round Rock

## Planning and Zoning Commission

### Meeting Agenda - Final

Chairman David Pavliska  
Vice Chair Jennifer Henderson  
Alternate Vice Chair Greg Rabaey  
Commissioner Stacie Bryan  
Commissioner Casey Clawson  
Commissioner Paul Emerson  
Commissioner Michelle Ly  
Commissioner Jennifer Sellers  
Commissioner Rob Wendt

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Wednesday, December 4, 2019

6:00 PM

City Council Chambers, 221 East Main St.

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**A. CALL MEETING TO ORDER**

**B. ROLL CALL**

**C. PLEDGES OF ALLEGIANCE**

**D. APPROVAL OF MINUTES:**

- D.1 [PZ-2019-173](#) Consider approval of the minutes for the November 20, 2019 Planning and Zoning Commission meeting.

**E. PLATTING AND ZONING:**

- E.1 [PZ-2019-174](#) Consider public testimony regarding, and a recommendation concerning the request filed by Waeltz & Prete, Inc., on behalf of the property owner, The Fellowship at Forest Creek, for the rezoning of 5.03 acres from PF-3 (Public Facilities - High Intensity) zoning district to Planned Unit Development (PUD) No. 111, generally located at the southeast corner of Gattis School Rd. and Westview Dr. Case No. ZON1911-001

- E.2 [PZ-2019-175](#) Consider public testimony regarding, and a recommendation concerning the request filed by MMI, on behalf of the property owner, Richard Cepeda, for the rezoning of 2.90 acres of land from the SF-2 (Single-Family Standard Lot) zoning district to the TF (Two-Family) zoning district, generally located West of Mandell St.; between W. Nash St. and W Logan St. Case No. ZON1910-002

- E.3     [PZ-2019-176](#)     Consider approval of the JW Hutto Subdivision Phase 1 Preliminary Plat, generally located east of SH 130, north of Chandler Rd., and south of CR 107. Case No. PP1911-001
- E.4     [PZ-2019-177](#)     Consider approval of the JW Hutto Subdivision Phase 1 Final Plat, generally located east of SH 130, north of Chandler Rd., and south of CR 107. Case No. FP1911-002
- E.5     [PZ-2019-178](#)     Consider approval of the Quick Farm Tract Preliminary Plat, generally located northwest of the intersection of E. Old Settlers Blvd. and N. A.W. Grimes Blvd. Case No. PP1911-002
- E.6     [PZ-2019-179](#)     Consider approval of the Quick Farm Tract Final Plat, generally located northwest of the intersection of E. Old Settlers Blvd. and N. A.W. Grimes Blvd. Case No. FP1911-003
- E.7     [PZ-2019-180](#)     Consider approval of the Salerno Preliminary Plat, generally located southwest of the intersection of SH 130 and University Blvd. and east of CR 110. Case No. PP1910-002

**F.     CODE AMENDMENTS:**

- F.1     [PZ-2019-170](#)     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, Chapter 1, Article III, Section 1-50 regarding definitions; and, Chapter 8, Article X, Division 12, Section 8-160(b) and 8-161(a) and (b)(1)(f) regarding flood damage prevention. Case No. AM1911-003
- F.2     [PZ-2019-172](#)     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, Chapter 2, Article III, Sections 2-35, 2-48, 2-77, and 2-91 - Veterinary Clinics, Medical Office uses, and Cosmetic Services to revise the permitted uses and the supplementary use standards. Case No. AM1911-001
- F.3     [PZ-2019-171](#)     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, Chapter 10, Article VIII, Section 10-57 regarding partial tax exemptions for historically significant sites. Case No. AM1911-002

**G.     STAFF REPORT:**

- G.1     [PZ-2019-181](#)     Consider an update regarding City 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 27th day of November 2019 at 5:00 p.m. as required by law in accordance with Section 551.043 of the Texas Government Code.*

*/ORIGINAL SIGNED/*

*Sara L. White, TRMC, City Clerk*

**PLANNING AND ZONING COMMISSION  
WEDNESDAY, NOVEMBER 20, 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 November 20, 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 Jennifer Henderson, Commissioner Stacie Bryan, Commissioner Paul Emerson, Commissioner Michelle Ly, Commissioner Greg Rabaey, Commissioner Jennifer Sellers, and Commissioner Rob Wendt. Commissioner Casey Clawson was absent.

Planning and Development Services Department staff included Brad Wiseman, Bradley Dushkin, Clyde von Rosenberg, Jeff Dunsworth, Juan Enriquez, Laton Carr, Susan Brennan, and Veronica Chandler. Also present was Ed Polasek from the Transportation Department.

**C. PLEDGES OF ALLEGIANCE**

**D. CONSENT AGENDA:**

**D1. Consider approval of the minutes for the October 16, 2019, Planning and Zoning Commission meeting.**

**D2. Consider a 30-day extension request for the Salerno Preliminary Plat (FKA Caffey Tract), generally located southwest of the intersection of SH 130 and University Blvd. and east of CR 110. Case No. PP1910-002**

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

**Motion:** Motion by Commissioner Bryan, second by Vice-Chair Henderson to approve Agenda Items D1 and D2 as presented.

**Vote: AYES:** Chairman Pavliska, Vice-Chair Henderson, Commissioner Bryan, Commissioner Emerson, Commissioner Ly, Commissioner Rabaey, Commissioner Sellers, and Commissioner Wendt. Vote to approve: 8 - 0. The motion carried unanimously.

**E. PLATTING AND ZONING:**

**E1. Consider public testimony regarding, and approval concerning the request filed by 2P Consultants, on behalf of the property owner, Cressman Enterprises, LP, for the original zoning of 2.51 acres to the C-1a (General Commercial – Limited) zoning district, generally located at the northeast corner of N. Kenney Fort Blvd. and E. Palm Valley Blvd. Case No. ZON1910-003**

Mr. von Rosenberg reviewed the zoning application noting that the subject tract is currently in the ETJ (extraterritorial jurisdiction), however, the owner has submitted a request for annexation. He stated that the General Plan designated the property as commercial and continued to briefly discuss the allowed and prohibited uses, and access to the site. He noted on-site public hearing signs were posted on the property as required. Staff recommended approval of the original zoning to C-1a (General Commercial – Limited).

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.

The property owner representative, Mr. Justin Madding, with 2P Consultants, was available to answer questions.

Following a discussion, a motion was offered.



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

**Vote: AYES:** Chairman Pavliska, Vice-Chair Henderson, Commissioner Bryan, Commissioner Emerson, Commissioner Ly, Commissioner Rabaey, Commissioner Sellers, and Commissioner Wendt. Vote to approve: 8 - 0. The motion carried unanimously.

**E2. Consider approval of the Vizcaya Phase 5E Final Plat, generally located southeast of Pietra Ln. and Westinghouse Rd. Case No. FP1910-003**

Mr. Enriquez gave an overview of the proposed final plat application noting that the request was to create 27 residential lots and 1 right-of-way lot. Staff recommended approval of the final plat with one condition.

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

**Motion:** Motion by Commissioner Wendt, second by Vice-Chair Henderson to approve as conditioned.

**Vote: AYES:** Chairman Pavliska, Vice-Chair Henderson, Commissioner Bryan, Commissioner Emerson, Commissioner Ly, Commissioner Rabaey, Commissioner Sellers, and Commissioner Wendt. Vote to approve: 8 - 0. The motion carried unanimously.

**F. ACTION ITEMS:**

**F1. Consider discussion of the Revised Rules of Procedure.**

The commissioners discussed proposed edits to the Rules of Procedure regarding Section 1: Purpose and Intent; Section 3: Election of Officers; and Section 4.5: Agenda.

**Motion:** Motion by Vice-Chair Henderson, second by Commissioner Wendt to approve the proposed edits to the Rules of Procedures.

**Vote: AYES:** Chairman Pavliska, Vice-Chair Henderson, Commissioner Bryan, Commissioner Emerson, Commissioner Ly, Commissioner Rabaey, Commissioner Sellers, and Commissioner Wendt. Vote to approve: 8 - 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 had not taken action on any Commission related items since the last meeting.

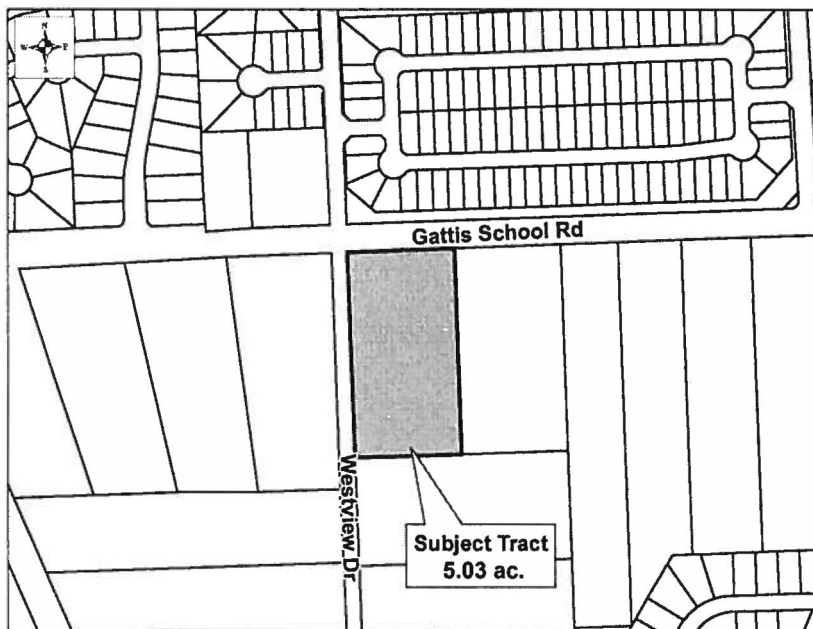
**H. ADJOURNMENT**

There being no further discussion, the meeting adjourned at 6:35 p.m.

Respectfully Submitted

Veronica Chandler, Planning Tech

**3415 Gattis School Rd. - Rezoning from PF3 to PUD No. 111  
ZONING ZON1911-001**



**CASE PLANNER:** Clyde von Rosenberg

**REQUEST:** Approval of a rezoning from PF-3 (Public Facilities - high intensity) to PUD (Planned Unit Development) No. 111

**ZONING AT TIME OF APPLICATION:** PF-3 (Public Facilities - high intensity)

**DESCRIPTION:** 5.03 acres out of the ASA Thomas Survey, Abstract No. 609

**CURRENT USE OF PROPERTY:**vacant

**GENERAL PLAN LAND USE DESIGNATION:**residential

**ADJACENT LAND USE:**

North: Single family & office - SF-2 (Single Family - standard lot) and OF-1 (General Office)

South: ETJ - large lot single family

East: large lot single family - PUD No. 111

West: place of worship - PF-3 (Public Facilities - high intensity)

**PROPOSED LAND USE:** PUD No. 111

**TOTAL ACREAGE:** 5.03

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**Owner:**  
The Fellowship at Forest Creek

3379 Gattis School Rd.  
Round Rock, TX 78664

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

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**3415 Gattis School Rd. - Rezoning from PF3 to PUD No. 111**  
**ZONING ZON1911-001**

**HISTORY:** The City established PUD (Planned Unit Development) No. 111 on October 3, 2017. The PUD contains approximately 21.18 acres and provides for a variety of land uses, including: low density multi-family (apartments, townhouses and multi-family houses); senior apartments, townhouses and group living; single family homes on a mixture of lot sizes; single family homes on a common lot; office buildings; and places of worship. The property contains several single family homes, but has not otherwise been developed.

**DATE OF REVIEW:** December 4, 2019

**LOCATION:** Southeast corner of Gattis School Rd. and Westview Dr.

**STAFF REVIEW AND ANALYSIS:**

Property: The 5.03 acre subject property was annexed in 2012 and zoned as PF-3 (Public Facilities – high intensity) for use as a place of worship but has remained undeveloped. The eastern boundary of the property is contiguous to PUD No. 111. The proposed rezoning would effectively extend the boundary of PUD No. 111 to include the property.

Rezoning Request: The owner plans to combine the 5.03 acre subject property with the adjoining 5.34 acre property to the east, providing an approximately 10-acre development site.

Proposed Use: The owner is currently proposing to build townhouses, with a density of 16 units per acre, as specified in Section 5.1 of PUD No. 111. Other uses allowed in PUD No. 111 include:

- SR (Senior), with a maximum building height of 3 stories
- SF-3 (Single Family – Mixed Lot)
- Single Family – Common Lot
- OF (Office), with a maximum building height of 3 stories
- Schools (elementary, middle, high; public, private or charter)
- Place of worship

General Plan and Zoning: The General Plan designates the subject property as residential. The PUD zoning would amend the General Plan to make it consistent with the uses allowed in the PUD.

Traffic, Access and Roads: The traffic impact of the project will be determined when there is more specific information about the planned development. At that point, a decision will be made about how to address any impacts anticipated.

**RECOMMENDED MOTION:**

Staff recommends approval of the amendment to PUD (Planned Unit Development) No. 111, to include 5.03 acres at the southeast corner of Gattis School Road and Westview Drive.





**Gattis School Rd**

**Westview Dr**

**Subject Tract  
5.03 ac.**



## II.

### 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 26.21 acres of land located within the City of Round Rock, Texas, and more particularly as 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 and Subdivision Ordinances

The Property shall be regulated for purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by the **MF-1 (Multifamily – low density)**, **SR (Senior)**, **SF-3 (Single Family -Mixed Lot)**, **OF (Office)** or **C-1a (General Commercial – limited)** zoning district and other sections of the Code, as applicable and 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 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. PERMITTED USES AND DEVELOPMENT STANDARDS**

### **5.1 MF-1 (Multifamily – low density)**

In accordance with Section 46-140, as amended, with the following additions:

- (1) Townhouse has a maximum of 16 units per acre.

### **5.2 SR (Senior)**

- (1) In accordance with Section 46-152, as amended, for one-story and two-story buildings.
- (2) Maximum height of principal building is three (3) stories.
- (3) Three-story buildings shall be in accordance with Section 46-152, as amended, with the following addition:
  - a) Minimum side and rear setbacks for a three-story building when abutting SF (Single-family) zoned property is 75 feet.
- (4) Attached independent living shall provide one parking space per dwelling unit;
- (5) Attached independent living units shall provide covered or garage parking for a minimum of 25% of the required parking spaces.
- (6) All uses which abut SF (Single-family) zoned property shall be required to install and maintain a compatibility buffer, which meets the requirements of Section 46-200 of the Code, along every property line which abuts said uses.

### **5.3 SF-3 (Single Family – Mixed Lot)**

In accordance with Section 46-136.2, as amended.

### **5.4 Single Family – Common Lot**

In accordance with the development standards contained in the attached **Exhibit “B”**, hereby incorporated.

### **5.5 OF (Office)**

In accordance with Section 46-144, as amended, with the following additions:

- (1) Maximum height of principal building is three (3) stories;

- (2) Minimum side and rear setbacks when abutting SF (Single-family) zoned property is 50 feet when a pre-cast concrete panel fence option is used and 40 feet when a masonry fence option is used.
- (3) Structures in excess of 20 ft. in height, and which also abut SF (Single-family) zoned property, shall be required to meet the additional setback requirements set forth herein. For each one foot of height in excess of 20 ft., the structure shall be set back from said abutting property line one extra foot in addition to the minimums set forth above.
- (4) Colleges and universities are permitted by right;
- (5) Community service is permitted by right;
- (6) Schools: business or trade is permitted by right;
- (7) Eating establishment is permitted only when incorporated into the ground floor of an office building which is greater than two (2) stories in height; the eating establishment shall not be in a building which contains no other uses;
- (8) Retail sales and services are permitted only when incorporated into the ground floor of an office building greater than two (2) stories in height; retail sales and services may not be located in a building with no other uses.
- (9) The following uses are prohibited: animal boarding, art and craft studios with welding or heavy machinery, auto parts sales, auto sales, rental, and leasing facilities, boat sales, camper sales, donation centers, flea markets, fortune tellers/psychic readers, heavy equipment sales, machinery repair and services, manufactured home sales, mortuaries, pawn shops, portable building sales, sexually oriented businesses, shooting/archery ranges, tattoo/piercing shops, taxidermists, and title loan or payday loan services.

#### **5.6 Schools (elementary, middle, high; public, private or charter)**

In accordance with Section 46-142 (C-1a – General Commercial – limited) and as amended, with the following additions:

- (1) Maximum height of principal building is three (3) stories;
- (2) Minimum side and rear setbacks when abutting SF (Single-family) zoned property is 50 feet when a pre-cast concrete panel fence option is used and 40 feet when a masonry fence option is used.
- (3) Structures in excess of 20 ft. in height, and which also abut SF (Single-family) zoned property, shall be required to meet the additional setback requirements set forth herein. For each one foot of height in excess of 20 ft., the structure

shall be set back from said abutting property line one extra foot in addition to the minimums set forth above.

### **5.7 Place of Worship**

In accordance with Section 46-142 (C-1a – General Commercial – limited), and as amended, with the following additions:

- (1) Maximum height of principal building is three (3) stories;
- (2) Minimum side and rear setbacks when abutting SF (Single-family) zoned property is 50 feet when a pre-cast concrete panel fence option is used and 40 feet when a masonry fence option is used.
- (3) Structures in excess of 20 ft. in height, and which also abut SF (Single-family) zoned property, shall be required to meet the additional setback requirements set forth herein. For each one foot of height in excess of 20 ft., the structure shall be set back from said abutting property line one extra foot in addition to the minimums set forth above.

## **6. ACCESS EASEMENT AND DRIVEWAYS**

**6.1** A Reciprocal Access Easement, in which the Owners grant to each other a permanent, non-exclusive easement for vehicular and pedestrian access on their respective properties is attached as **Exhibit “C”**. This easement shall be recorded with the County Clerk upon approval of the PUD.

**6.2** The site shall be allowed a maximum of three (3) driveways to Gattis School Road, as generally indicated on **Exhibit “D”**. All driveway locations must meet the approval of the City, based upon established standards for separation and safety.

## **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**

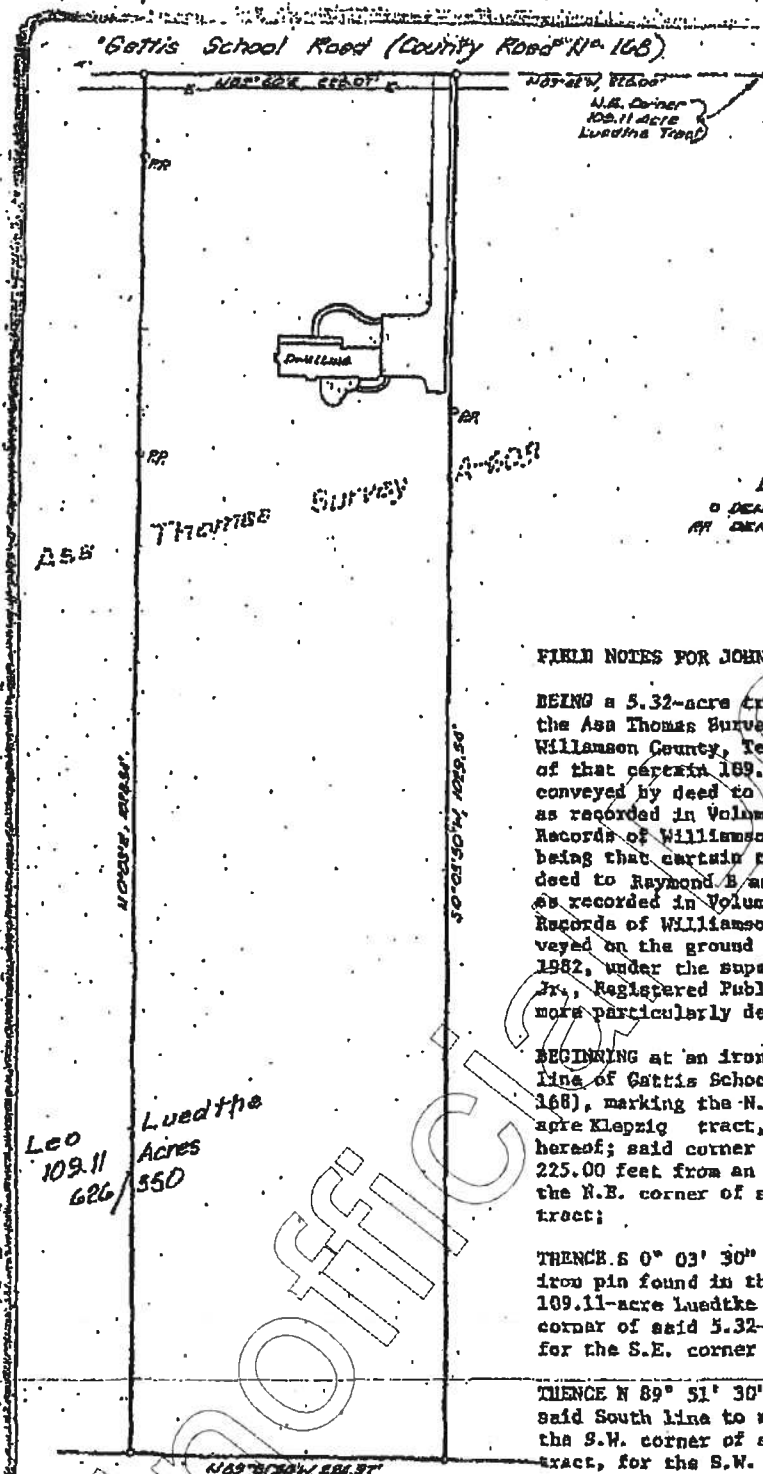
All changes not permitted above shall be resubmitted following the same procedure required by the original PUD application.



## **LIST OF EXHIBITS**

Exhibit "A"	Survey Field Notes
Exhibit "B"	Single Family Detached, Common Lot Development Standards
Exhibit "C"	Reciprocal Access Easement
Exhibit "D"	Driveway Access Locations

EXHIBIT  
'A'  
①



FIELD NOTES FOR JOHN P. WARREN:

BEING a 5.32-acre tract of land situated in the Asa Thomas Survey, Abstract No. 609, Williamson County, Texas, and being a part of that certain 109.11-acre tract of land conveyed by deed to Leo and Dorothy Luedtke, as recorded in Volume 626, Page 350, Deed Records of Williamson County, Texas; also being that certain tract of land conveyed by deed to Raymond E. and Myra E. Klepzig, as recorded in Volume 668, Page 647, Deed Records of Williamson County, Texas. Surveyed on the ground in the month of June, 1982, under the supervision of R. T. Hagness, Jr., Registered Public Surveyor, and being more particularly described as follows:

BEGINNING at an iron pin found in the South line of Gettis School Road (County Road No. 168), marking the N.E. corner of said 5.32-acre Klepzig tract, for the N.E. corner hereof; said corner also being N 89° 42' W, 225.00 feet from an iron pin found marking the N.E. corner of said 109.11-acre Luedtke tract;

THENCE S 0° 03' 30" W, 1029.54 feet to an iron pin found in the South line of said 109.11-acre Luedtke tract, marking the S.E. corner of said 5.32-acre Klepzig tract, for the S.E. corner hereof;

THENCE N 89° 51' 30" W, 224.97 feet, with said South line to an iron pin found marking the S.W. corner of said 5.32-acre Klepzig tract, for the S.W. corner hereof;

THENCE N 0° 03' E, 1028.34 feet to an iron pin found in said South line of County Road No. 168, marking the N.W. corner of said 5.32-acre Klepzig tract, for the N.W. corner hereof;



Steger & Biggell, Inc.

CONSULTING ENGINEERS - SURVEYORS  
P. O. BOX 250 - GEORGETOWN, TX 75858

EXHIBIT A

## FIELD NOTES FOR JOHN F. WARREN, Cont.

THENCE N 89° 30' E, 225.07 feet with said South line of County Road No. 168 to the place of BEGINNING and containing 5.32 acres of land.

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

I, R. T. Magness, Jr., Registered Public Surveyor, do hereby certify that the above-described tract of land was surveyed on the ground under my personal supervision during the month of June, 1982, and that said description is true and correct to the best of my knowledge and belief. The improvements on this tract are as shown on the attached plat. The residence thereon is situated such that water drains away from all sides of same and is not located within any established floodplain. I do not detect any encroachments except as shown hereon.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County, Texas; this the 7th day of June, 1982, A.D.

*R. T. Magness, Jr.*  
R. T. Magness, Jr.  
Registered Public Surveyor, No. 1433  
State of Texas



Stager &amp; Higgott, Inc.

CONSULTING ENGINEERS - SURVEYORS  
P. O. BOX 144 • GEORGETOWN, TX 75855

Page 2 of 2  
Job No. 87247  
Revised 6-8-82

Vol 1554 PAGE 885

EXHIBIT "A"

FIELD NOTES FOR DOUGLAS E. AND MARTHA J. MARTIN:

BEING a 5.30-acre tract of land situated in the Asa Thomas Survey, Abstract No. 609, Williamson County, Texas, and being that certain tract conveyed by deed to Douglas E. Martin and wife, Martha J. Martin, as recorded in Volume 821, Page 258, Deed Records, Williamson County, Texas. Surveyed on the ground in the month of April, 1986, under the supervision of R. T. Magness, Jr., Registered Public Surveyor, and being more particularly described as follows:

BEGINNING at an iron pin found in the South line of the Gattis School Road (County Road No. 168) on or near the East line of said Asa Thomas Survey, marking the Northeast corner of said Martin tract for the Northeast corner hereof;

THENCE N 89° 50' W, 224.77 feet with the said South line of Gattis School Road to an iron pin found, marking the Northwest corner hereof;

THENCE S 0° 01' 30" E, 1029.15 feet to an iron pin found in the South line of said Martin tract for the Southwest corner hereof;

THENCE S 89° 57' E, 224.41 feet with the said South line to an iron pin found, marking the Southeast corner of said Martin tract for the Southeast corner hereof, said corner being on or near the said East line of Asa Thomas Survey;

THENCE with the East line of said Martin tract, on or near the said East line of Asa Thomas Survey, N 00° 01' W, 1002.37 feet to an iron pin found; and N 00° 15' E, 26.33 feet to the place of BEGINNING and containing 5.30 acres of land.

STATE OF TEXAS - COUNTY OF WILLIAMSON  
I hereby certify that this Instrument was FILED  
on the date and at the time stamped hereon  
by me; and was duly RECORDED, in the Volume  
and Page of the named RECORDS of Williamson  
County, Texas, as stamped hereon by me, on

JUL 15 1987



*James H. Bofetta*  
COUNTY CLERK  
WILLIAMSON COUNTY, TEXAS

FILED FOR RECORD  
JUL 14 AM 8 34  
BY 11X

Loan No.: 0002391426

**EXHIBIT "A"**

BEING 5.20 ACRES OF LAND OUT OF THE ASA THOMAS SURVEY, ABSTRACT NO. 609, IN WILLIAMSON COUNTY, TEXAS, AND BEING THE ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND DESCRIBED IN A DEED TO ART MEAKIN AND WIFE, VERA MEAKIN, RECORDED IN VOLUME 1950 AT PAGE 189, OFFICIAL RECORDS OF WILLIAMSON COUNTY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 5.20 ACRE TRACT IN THE SOUTH LINE OF GATTIS SCHOOL ROAD, SAID IRON ROD BEING THE NORTHWEST CORNER HEREOF, AND FROM WHICH THE INTERSECTION OF THE SOUTH LINE OF SAID GATTIS SCHOOL ROAD AND THE EAST LINE OF WESTVIEW DRIVE BEARS S 80 DEGREES 60' 05" W A DISTANCE OF 873.70 FEET;

THENCE N 80 DEGREES 60' 05" E A DISTANCE OF 204.04 FEET WITH THE NORTH LINE OF SAID 5.20 ACRE TRACT AND THE SOUTH LINE OF GATTIS SCHOOL ROAD TO AN IRON ROD FOUND AT THE NORTHEAST CORNER HEREOF;

THENCE S 0 DEGREES 00' 00" W A DISTANCE OF 1028.18 FEET TO AN IRON ROD FOUND AT THE SOUTHEAST CORNER HEREOF;

THENCE N 89 DEGREES 57' 48" W A DISTANCE OF 64.21 FEET TO AN IRON ROD FOUND AT AN ANGLE POINT IN THE SOUTH LINE HEREOF;

THENCE S 32 DEGREES 13' 30" W A DISTANCE OF 204.78 FEET TO AN IRON ROD FOUND AT THE SOUTHWEST CORNER HEREOF;

THENCE N 88 DEGREES 01' 33" E A DISTANCE OF 1252.04 FEET TO THE PLACE OF BEGINNING, CONTAINING 5.20 ACRES OF LAND, SUBJECT TO EASEMENTS, CONDITIONS OR RESTRICTIONS OF RECORD, IF ANY.

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Nancy E. Rister*

02-05-2001 01:38 PM 2001008012  
JACKIE \$17.00  
NANCY E. RISTER, COUNTY CLERK  
WILLIAMSON COUNTY, TEXAS

EXHIBIT A  
METES AND BOUNDS DESCRIPTION

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BEING PART OF THE ASA THOMAS SURVEY, ABSTRACT NO. 609, IN WILLIAMSON COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND DESCRIBED IN A DEED TO ROBERT J. LEDBETTER, AND NORMA JAN LEDBETTER, RECORDED IN VOLUME 1505, PAGE 69 OF THE WILLIAMSON COUNTY OFFICIAL RECORDS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8" rebar found in the south line of Gattis School Road at the northeast corner of the above described Ledbetter tract of land, also the northwest corner of the De Keratry Inc. tract as described in Volume 1392, Page 613 of the Williamson County Official Records, for the northeast corner and PLACE OF BEGINNING hereof, from which point another 1/2" rebar found in the south line of Gattis School Road, bears S 89° 44' 35" E, 185.34 feet;

THENCE, with the common line between Ledbetter and De Keratry, S 00° 10' 20" W, 677.47 feet to a 1/2" rebar found at Ledbetter's southeast corner, also the northeast corner of the Curtis and Patricia Young tract of land, as described in Volume 999, Page 623 of the Williamson County Official Records, for the southeast corner hereof;

THENCE, with the common line between Ledbetter and Young, N 89° 50' 50" W, 343.90 feet to a 1/2" rebar found at Ledbetter's southwest corner, also the southeast corner of the Richard W. Berkley tract of land, as described in Volume 675, Page 774, of the Williamson County Official Records, for the southwest corner hereof;

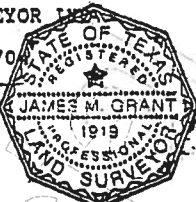
THENCE, with the common line between Ledbetter and Berkley, N 00° 09' 03" E, 674.60 feet to a 1/2" rebar found in the south line of Gattis School Road at the common northerly corner between Ledbetter and Berkley for the northwest corner hereof;

THENCE, with the south line of Gattis School, N 89° 40' 30" E, 344.16 feet to the PLACE OF BEGINNING and containing 5.339 acres of land, more or less.

AS SURVEYED BY:

RALPH HARRIS SURVEYOR  
1406 HETHER  
AUSTIN, TEXAS 78704

*James M. Grant*  
JAMES M. GRANT  
R.P.L.S. NO. 1919  
APRIL 21, 1994  
PB:B:5:22231MB



NOTE: See Survey map prepared April 21, 1994 to accompany this metes and bounds.

METES AND BOUNDS DESCRIPTION

FOR A 5.031 ACRE TRACT OF LAND, SITUATED IN THE ASA THOMAS SURVEY, ABSTRACT NO. 609, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE REMNANT PORTION OF THE CALLED 5.32 ACRE TRACT OF LAND CONVEYED TO THE FELLOWSHIP AT FOREST CREEK, RECORDED IN DOCUMENT NO. 2005011271, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 5.031 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found on the southeast corner of said called 5.32 acre THE FELLOWSHIP AT FOREST CREEK tract, same being on the southwest corner of the remnant portion of the called 5.339 acre tract of land conveyed to EVEN ROCK, LLC, recorded in Document No. 2018071636, Official Public Records of Williamson County, Texas, same being on a point in the northerly boundary line of the called 5.524 acre tract of land conveyed to FRED ROBERT ANDERS, JR. and AMANDA ANDERS, HUSBAND and WIFE, recorded in Document No. 2019050712, Official Public Records of Williamson County, Texas, for the southeast corner and **POINT OF BEGINNING** hereof;

THENCE **S 88°00'29' W**, with the southerly boundary line of said called 5.32 acre THE FELLOWSHIP AT FOREST CREEK tract, same being with said northerly boundary line of the called 5.524-acre ANDERS tract, for a distance of **344.10 feet** to the calculated unmonumented southwest corner of said called 5.32-acre THE FELLOWSHIP AT FOREST CREEK tract, same being on the calculated unmonumented northwest corner of said 5.524-acre ANDERS tract, same being on an angle point in the easterly right-of-way line of WESTVIEW DRIVE (50' right-of-way width), for the southwest corner hereof, from which a 1/2" iron rod found on the southwest corner of said 5.524-acre ANDERS tract bears S 01°57'45' E for a distance of 349.78 feet;

THENCE **N 02°03'07' W**, with the westerly boundary line of said called 5.32-acre THE FELLOWSHIP AT FOREST CREEK tract, same being with said easterly right-of-way line of said WESTVIEW DRIVE, for a distance of **637.69 feet** to an iron rod found with aluminum cap marked "ROW 4933" on the northwest corner of said remnant portion of the called 5.32-acre THE FELLOWSHIP AT FOREST CREEK tract, same being on the southeast intersection of said easterly right-of-way line of WESTVIEW DRIVE and the southerly right-of-way line of GATTIS SCHOOL ROAD (right-of-way width varies), same being on the southwest corner of the called 0.301 acre tract of land conveyed to the CITY OF ROUND ROCK, TEXAS, recorded in Document No. 2019017219, Official Public Records of Williamson County, Texas, for the northwest corner hereof;


THENCE, with the northerly boundary line of said remnant portion of the called 5.32-acre THE FELLOWSHIP AT FOREST CREEK tract, same being with the southerly boundary line of said 0.301-acre CITY OF ROUND ROCK, TEXAS tract recorded in said Document No. 2019017219, same being with said southerly right-of-way line of GATTIS SCHOOL ROAD the following two (2) courses and distances:

1. **N 88°54'54" E** for a distance of **113.00 feet** to an iron rod found with aluminum cap marked "ROW 4933", for an angle point hereof
2. **N 87°46'47" E** for a distance of **231.52 feet** to an iron rod found with aluminum cap marked "ROW 4933" on the northeast corner of said remnant portion of the called 5.32-acre THE FELLOWSHIP AT FOREST CREEK tract, same being on the southeast corner of said 0.301-acre CITY OF ROUND ROCK, TEXAS tract, recorded in said Document No. 2019017219, same being on the southwest corner of a called 0.301 acre tract of land conveyed to the CITY OF ROUND ROCK, TEXAS, recorded in Document No. 2019018799, Official Public Records of Williamson County, Texas, same being on a point in said southerly right-of-way line of GATTIS SCHOOL ROAD, same being on the northwest corner of aforementioned remnant portion of the called 5.339-acre EVEN ROCK, LLC tract, for the northeast corner hereof

THENCE **S 02°00'56" E**, with the common boundary line of said called 5.32-acre THE FELLOWSHIP AT FOREST CREEK tract and said 5.339-acre EVEN ROCK, LLC tract, for a distance of **636.83 feet** to the **POINT OF BEGINNING** hereof and containing 5.031 acres of land more or less.

BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM. All distances are surface distances. Combined Surface Adjustment Factor used for this survey is 1.00011.

A drawing has been prepared to accompany this metes and bounds description.

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



November 11, 2019

SHANE SHAFER, R.P.L.S. NO. 5281

DATE



Z: WAELTZ & PRETE GATTIS SCHOOL ROAD PROJECT 2 -3415 & 3467 GATTIS SCHOOL RD - ATLIN VILLAGE TOWNHOMES 11-11-2019 3415 GATTIS SCHOOL ROAD REZONE TRACT M&B.doc



# DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION

EXHIBIT 'A'  
Page 8 of 8



FOR A 5.031 ACRE TRACT OF LAND, SITUATED IN THE ASA THOMAS SURVEY,  
ABSTRACT NO. 609, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE  
REMNANT PORTION OF THE CALLED 5.32 ACRE TRACT OF LAND CONVEYED TO  
THE FELLOWSHIP AT FOREST CREEK, RECORDED IN DOCUMENT NO. 2005011271,  
OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

ADDRESS: 3415 GATTIS SCHOLL ROAD, ROUND ROCK, TEXAS 78664

GATTIS SCHOOL ROAD SCALE: 1" = 100'  
R.O.W. WIDTH VARIES

ALUM. CAP "ROW 4933" N 88°54'54" E 113.00' DOC. NO. 2019017219, O.P.R.W.C.T.  
ALUM. CAP "ROW 4933" N 87°46'47" E 231.52' DOC. NO. 2019018799, O.P.R.W.C.T.

SURFACE VALUES  
N: 10155741.11  
E: 3149128.26  
GRID COORDINATES  
N: 10154624.11  
E: 3148781.89

## LEGEND

- = 1/2" IRON ROD FOUND  
(UNLESS OTHERWISE NOTED)
- Δ = CALCULATED POINT
- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT-OF-WAY
- ALUM. = ALUMINUM
- O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS OF  
WILLIAMSON COUNTY, TEXAS

SUBJECT TRACT  
5.031 ACRE

THE FELLOWSHIP AT  
FOREST CREEK  
REMNANT PORTION OF  
CALLED 5.32 AC.  
DOC. NO. 2005011271  
O.P.R.W.C.T.

EVEN ROCK, LLC  
REMNANT PORTION OF  
CALLED 5.339 AC  
DOC. NO. 2018071636  
O.P.R.W.C.T.

### GENERAL 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 1.00011.
- 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND DOES NOT SHOW ANY EASEMENTS THAT MAY AFFECT THE SUBJECT TRACT SHOWN HEREON. THIS SURVEY IS NOT INTENDED TO BE USED AS A LAND TITLE SURVEY.
- 3) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

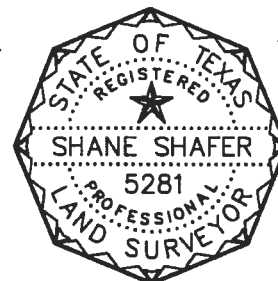
SURFACE VALUES  
N: 10155104.67  
E: 3149150.66  
GRID COORDINATES  
N: 10153987.73  
E: 3148804.29

P.O.B.

S 88°00'29" W 344.10'

FRED ROBERT ANDERS JR. AND  
AMANDA ANDERS,  
HUSBAND AND WIFE  
CALLED 5.524 AC.  
DOC. NO. 2019050712  
O.P.R.W.C.T.

TO: CITY OF ROUND ROCK, TEXAS EXCLUSIVELY



SHEET 1 OF 1

WESTVIEW DRIVE  
50' R.O.W. WIDTH

SOUTHWEST CORNER  
DOC. NO. 2019050712

*Shane Shafer*  
Shane Shafer, R.P.L.S. NO. 5281

NOVEMBER 11, 2019  
DATE

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

# **EXHIBIT “B”**

## **DEVELOPMENT STANDARDS Single Family Detached, Common Lot**

1. The Property shall be regulated for purposes of zoning and subdivision by the standards contained in this Exhibit. All aspects not specifically covered by this Exhibit shall be regulated by the **TH (Townhouse)** zoning district.
2. **Density** - Maximum of 12 units per acre.
3. **Setbacks** – The minimum building setback from the private drive aisle shall be 15 feet. Setbacks between structures shall be measured from eave to eave.
4. **Exterior Finish** - The exterior finish of all homes shall be a minimum of 75% masonry, excluding elements such as doors, windows, trim and accent features.
  - a. Masonry shall be defined as stone, simulated stone, brick or a minimum of 2-step hard coat stucco.
  - b. The use of materials such as wood shingles or wood siding shall be limited to accent features.
  - c. The front of all homes and the drive aisle-facing side of all corner units shall be 100% masonry, with no more than 75% consisting of a minimum of 2-step hard coat stucco.
  - d. Horizontally installed cement based siding may be used on rear and side elevations. On two story homes with a rear side facing Gattis School Road, however, the following shall be required on the second-floor elevation:
    - i. One window enhancement from the following list:
      1. Shutters
      2. Awnings or shed roofs
      3. Window trim
      4. Arch windows
    - ii. One design feature from the following list:
      1. Board and batten siding
      2. Stucco
      3. Balcony
      4. Building offset
      5. Box window
5. **Garage Door Treatment** - Garage doors that extend more than ten (10) feet in front of the street facing elevation of the home shall incorporate an upgraded garage door. An upgraded garage door shall be 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. Upgraded garage doors shall not be required for swing in, side entry garages.

## **EXHIBIT “B”**

### **6. Fencing Design Standards**

- a. Single family unit fencing shall be constructed of the following materials: brick, stone, reinforced concrete, decorative masonry, wrought iron, tubular steel, redwood, cedar, preservative treated wood or other equivalent materials approved by the Zoning Administrator. Railroad ties are not permitted.
- b. Perimeter fencing shall be constructed of brick, stone, split-faced or decorative concrete masonry unit (CMU), except when they are abutting open space or amenity areas, in which case they shall be constructed of wrought iron or tubular steel with masonry columns.

### **7. Landscaping**

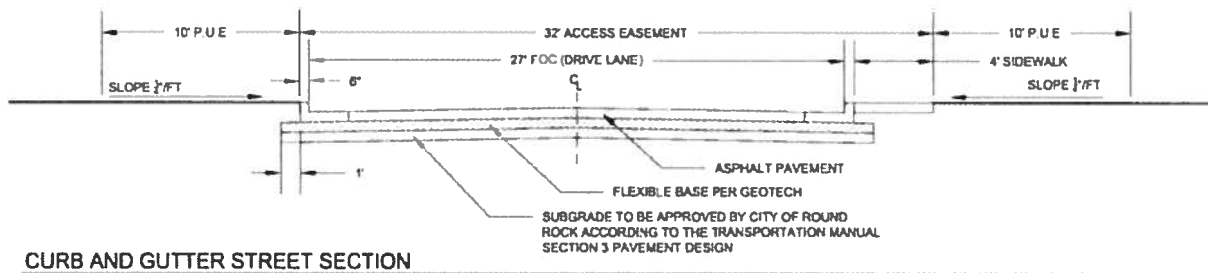
- a. The landscape development standards outlined in Section 46-195, Landscaping, shall apply, with the following modifications:
  - i. All development areas, including residential, which include turf shall utilize Drought Tolerant Turf Grasses, as defined by the Code.
  - ii. Plant material shall be of a native and/or adapted species, including those selected from *Native and Adapted Landscape Plants, an Earth-Wish Guide for Central Texas*, created by the Texas Cooperative Extension, Grow Green and the Lady Bird Johnson Wildflower Center.
  - iii. Each single family dwelling unit shall be provided with six inch (6”) caliper of large species trees whether through the preservation of existing trees or planting of three inch (3”) caliper container-grown trees.
  - iv. A private home owners association will be established for the maintenance of landscape and irrigation areas located between the private drive lanes and town houses as well as for all community signage, walls, medians, common open spaces and detention areas.

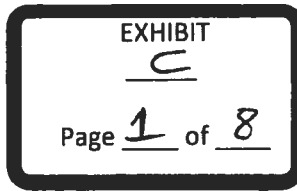
### **8. Parking**

- a. A total of 4 parking spaces per unit are required:
  - i. Two (2) garage enclosed parking spaces.
  - ii. Two (2) parking spaces located in front of the garage and outside of the private access drive.
- b. Guest parking shall be provided by one of the following:
  - i. Providing for parallel parking on one side of the drive aisle. This requires a drive aisle width equivalent to 30-feet measured ‘face of curb to face of curb’; or

## EXHIBIT "B"

- ii. A minimum of one (1) guest parking space must be provided for every three (3) residential units. These spaces shall be located outside of the private drive aisle and the maximum distance from any residential unit to a guest parking space shall be three hundred feet (300'), measured along the drive lanes.
9. **Private Drive Aisles** - Private drive aisles to serve the units shall be built, at a minimum, in the 'curb and gutter street section' configuration indicated below.
- a. Each private drive aisle configuration includes a four foot (4') wide sidewalk on one side of the drive.
  - b. Private drive aisles are not built to public street standards and may therefore be gated, subject to the access requirements established by the Fire Marshal.
  - c. In order for private drive aisles to accommodate parallel parking on one side, the width must measure 30-feet from 'face of curb to face of curb'.





**RECIPROCAL ACCESS EASEMENT**

**STATE OF TEXAS**

**COUNTY OF WILLIAMSON**

HOWARD LEE PARHAM III & JANIS NEWBY PARHAM ("**Parham**"), whose mailing address is 112 Diamond Trail, Georgetown, Texas 78633, STUART B. MCCURDY & DIANA M. MCCURDY ("**McCurdy**"), whose mailing address is 3509 Gattis School Road, Round Rock, Texas 78664, RAMSWAROOP BODDU & RAMSI SURENDRAN BODDU ("**Boddu**"), whose mailing address is 3517 Gattis School Road, Round Rock, Texas 78664, and DOUGLAS E. MARTIN ("**Martin**"), whose mailing address is 3525 Gattis School Road, Round Rock, Texas 78664, convey reciprocal easements to each other, on the basis of the following facts and understandings.

**RECITALS**

1. Parham owns certain property ("Property A") located in Round Rock, Texas, and described as:

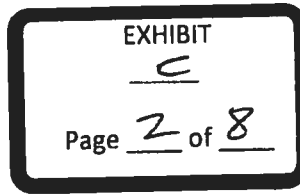
Being approximately 5.339 acres out of the Asa Thomas Survey, Abstract No. 609, in Williamson County, Texas, and being that same tract of land described in a deed to Howard Lee Parham III and Janis Newby Parham, recorded in Document Number 1994022691 of the Williamson County Official Public Records.

2. McCurdy owns certain other property ("Property B") located in Round Rock, Texas. Property B is described as:

Being approximately 5.20 acres out of the Asa Thomas Survey, Abstract No. 609, in Williamson County, Texas, and being that same tract of land described in a deed to Stuart B. McCurdy and wife, Diana M. McCurdy, recorded in Document Number 1992024746 of the Williamson County Official Public Records.

3. Boddu owns certain other property ("Property C") located in Round Rock, Texas. Property C is described as:

Being approximately 5.32 acres out of the Asa Thomas Survey, Abstract No. 609, in Williamson County, Texas, and being that same tract of land described in a deed to Ramswaroop R. Boddu and Resmi Surdendran, husband and wife, recorded in Document Number 2013003409 of the Williamson County Official Public Records.



4. Martin owns certain other property ("Property D"). Property D is described as:

Being approximately 5.32 acres out of the Asa Thomas Survey, Abstract No. 609, in Williamson County, Texas, and being that same tract of land described in a deed to Douglas E. Martin and wife, Martha J. Martin, of record in Volume 821, Page 258, Deed Records, Williamson County, Texas.
5. Parham, McCurdy, Boddu, and Martin are hereinafter collectively referred to as the "Parties".
6. Property A, Property B, Property C, and Property D are hereinafter collectively referred to as the "Properties".
7. The Properties are all located adjacent to and have access to Gattis School Road
8. The City of Round Rock has plans to further develop and widen Gattis School Road, which may impact the Properties' access to Gattis School Road.
9. The Parties wish to grant sixteen-foot (16') wide reciprocal access easements parallel and adjacent to the Gattis School Road right-of-way, over, under, and across those portions of the Properties directly to the south of the Gattis School Road right-of-way (the "Easement Area").
10. The Parties desire to have the mutual and reciprocal right to use the entire surface of the Road for purposes of ingress and egress.

THE PARTIES THEREFORE AGREE, in consideration of the mutual and reciprocal grants and agreements made here, as follows:

## CONVEYANCE

### **Grant of Reciprocal Access Easements**

1. The Parties hereby grant to each other a permanent, non-exclusive easement for vehicular and pedestrian access within the Easement Area located from time to time on their respective property (the "Reciprocal Easements"). Except to abate an emergency, no trees, permanent buildings, structures, fences or other barriers shall be placed in the Easement Area or shall be allowed to prevent, hinder or interfere in any way with the free flow and passage of vehicular and pedestrian traffic over, to, and from the Easement Area, and no change of grade elevation or excavation shall be made upon the Easement Area, without the prior approval of

each Property Owner, which approval shall not be unreasonably withheld or delayed.

**Purpose of Easement**

2. This access easement, with its rights and privileges, shall be used only for the purpose of providing pedestrian and vehicular ingress and egress over and across said properties.

**Duration of Easement**

3. This easement shall be perpetual.

**Warranty of Title**

4. Each Party's heirs, personal representatives, successors, and assigns are and shall be bound to warrant and forever defend the easement and rights conveyed in this instrument to the other Party's heirs, personal representatives, successors, and assigns against every person lawfully claiming or to claim all or any part of the interest in the Property.

**Nonexclusivity of Easement**

5. The easement, rights, and privileges granted by this conveyance are nonexclusive, and each Party reserves and retains the right to convey similar rights and easements to such other persons as each Party may deem proper.

**Indemnity**

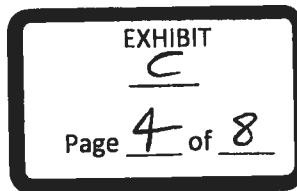
6. Each Party shall hold harmless, defend, and indemnify the other Party against any suits, liabilities, claims, demands or damages, including but not limited to personal injuries and attorneys' fees, arising from any Party's exercise of easement rights granted by this instrument.

**Maintenance**

7. Each Property Owner shall pay the expense of maintaining and repairing the Easement Area on their respective property, including the payment of all real estate taxes and assessments.

**Rights Reserved**

8. Each Party retains, reserves, and shall continue to enjoy the use of the surface of the easement area described in Paragraph 4 of this Agreement for any and all purposes that do not interfere with and prevent other Party's use of the easement. This includes, without limitation, the right to build and use the surface of the



easement area for drainage ditches and private streets, roads, driveways, alleys, walks, gardens, lawns, planting or parking areas, and other like uses and to dedicate all or any part of the easement area to any city for use as a public street, road, or alley.

#### **Covenants Running with Land**

9. The rights contained within this Reciprocal Access Easement shall run with the land and inure to and be for the benefit of each Property Owner, their successors and assigns, and the tenants, agents, employees, sub-tenants, licensees, concessionaires, mortgagees in possession, customers and business invitees of such persons. The rights conferred hereby shall be enforceable by injunction in the appropriate court in the event of their breach.

#### **Entire Agreement**

10. This Reciprocal Access Easement contains the entire agreement between the parties relating to its subject matter. Any oral representations or modifications concerning this Agreement shall be of no force and effect. Any subsequent amendment or modification must be in writing and agreed to by the Parties.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

*(signature pages follow)*



By: Howard Lee Parham, III  
HOWARD LEE PARHAM, III

Date: 06-21-2017

**ACKNOWLEDGMENT**

STATE OF TEXAS §  
COUNTY OF Williamson §  
§

This instrument was acknowledged before me on this the 21<sup>st</sup> day of June, 2017 by HOWARD LEE PARHAM, III, in the capacity and for the purposes and consideration recited therein.



Kay Bucy Benson  
Notary Public, State of Texas

By: Janis Newby Parham  
JANIS NEWBY PARHAM  
Date: 6-21-2017

**ACKNOWLEDGMENT**

STATE OF TEXAS §  
COUNTY OF Williamson §  
§

This instrument was acknowledged before me on this the 21<sup>st</sup> day of June, 2017 by JANIS NEWBY PARHAM, in the capacity and for the purposes and consideration recited therein.



Kay Bucy Benson  
Notary Public, State of Texas

By: Stuart B. McCurdy  
STUART B. MCCURDY  
Date: 16 Jun 2017

**ACKNOWLEDGMENT**

STATE OF TEXAS §  
COUNTY OF Williamson §  
§

This instrument was acknowledged before me on this the 16<sup>th</sup> day of June, 2017 by STUART B. MCCURDY, in the capacity and for the purposes and consideration recited therein.



Kay Bucy Benson  
Notary Public, State of Texas

By: Diana M. McCurdy  
DIANA M. MCCURDY  
Date: June 16, 2017

**ACKNOWLEDGMENT**

STATE OF TEXAS §  
COUNTY OF Williamson §  
§

This instrument was acknowledged before me on this the 16<sup>th</sup> day of June, 2017 by DIANA M. MCCURDY, in the capacity and for the purposes and consideration recited therein.



Kay Bucy Benson  
Notary Public, State of Texas

By: B. Ramswaroop Boddu  
RAMSWAROOP BODDU

Date: 06/26/2017

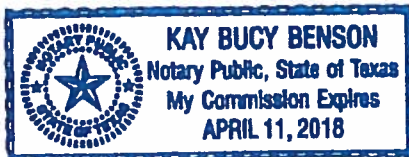
**ACKNOWLEDGMENT**

STATE OF TEXAS

§  
§  
§

COUNTY OF Williamson

This instrument was acknowledged before me on this the 26<sup>th</sup> day of June, 2017 by RAMSWAROOP BODDU, in the capacity and for the purposes and consideration recited therein.



Kay Bucy Benson  
Notary Public, State of Texas

By: Ramsi Surendran Boddu  
RAMSI SURENDRAN BODDU

Date: 6-26-17

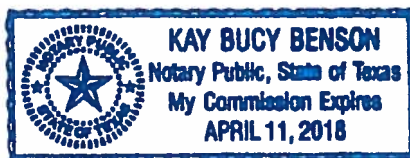
**ACKNOWLEDGMENT**

STATE OF TEXAS

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§  
§

COUNTY OF Williamson

This instrument was acknowledged before me on this the 26<sup>th</sup> day of June, 2017 by RAMSI SURENDRAN BODDU, in the capacity and for the purposes and consideration recited therein.



Kay Bucy Benson  
Notary Public, State of Texas

By: Douglas E. Martin  
DOUGLAS E. MARTIN  
Date: 6/27/2017

**ACKNOWLEDGMENT**

STATE OF TEXAS

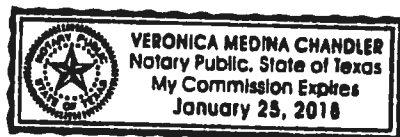
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COUNTY OF Williamson

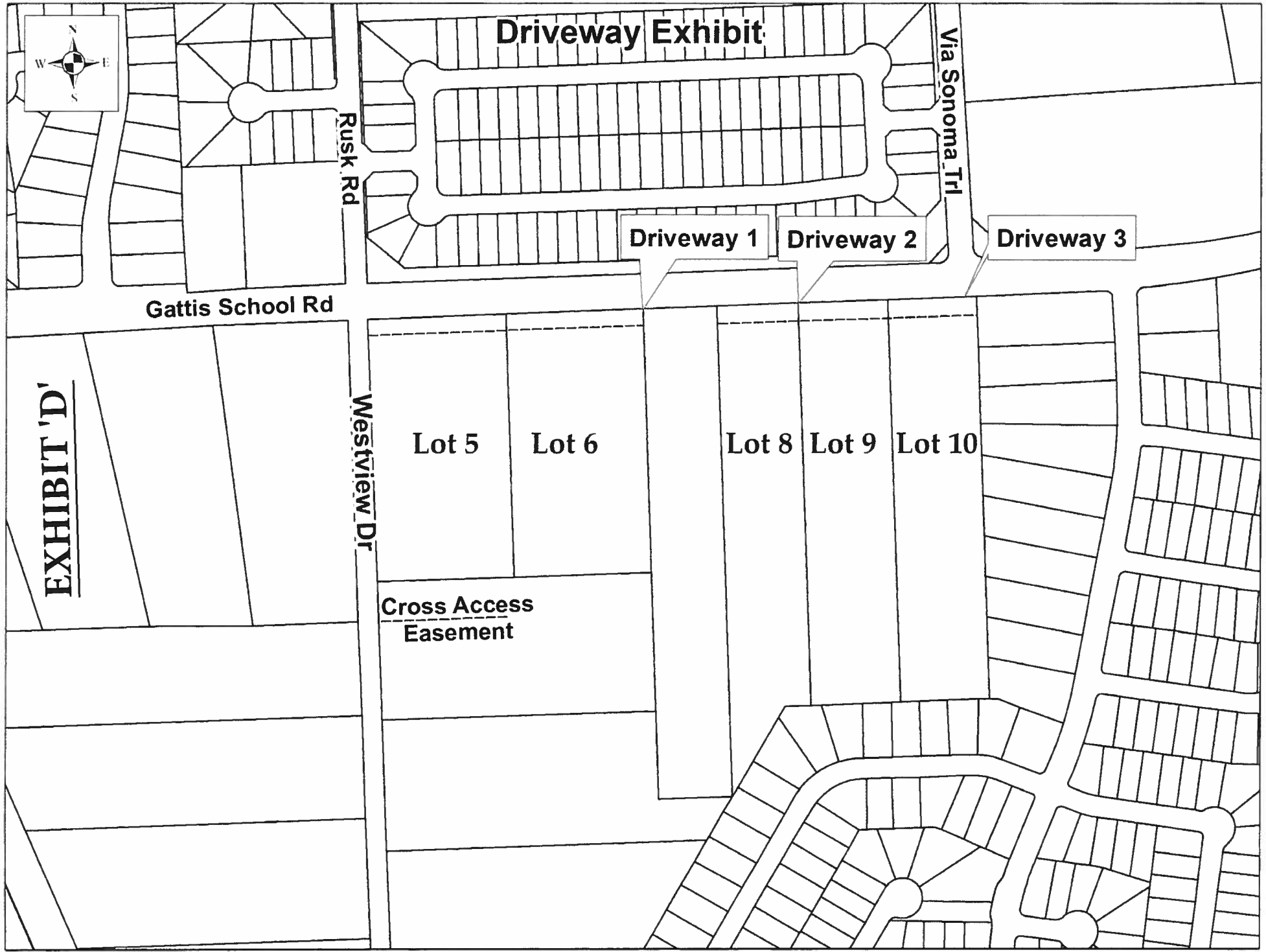
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§

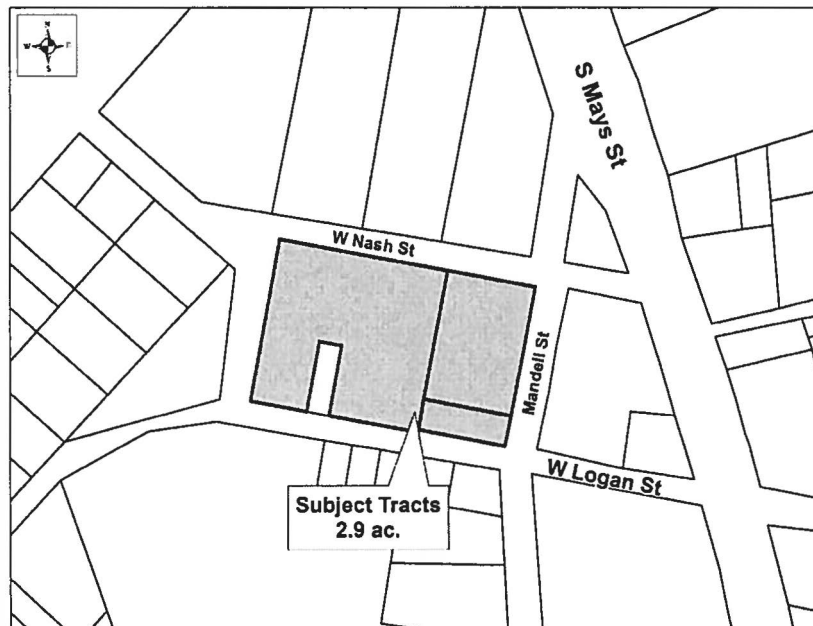
This instrument was acknowledged before me on this the 27th day of June, 2017 by Martin, Douglas E, in the capacity and for the purposes and consideration recited therein.



Veronica M. Chandler  
Notary Public, State of Texas



**Pecan Park Colony  
ZONING ZON1910-002**



**CASE PLANNER:** Clyde von Rosenberg

**REQUEST:** Approval of a zoning change from SF-2 (Single Family - standard lot) to TF (Two Family)

**ZONING AT TIME OF APPLICATION:** SF-2 (Single Family - standard lot)

**DESCRIPTION:** 2.9 acres out of the Wiley Harris Survey, Abstract No. 298.

**CURRENT USE OF PROPERTY:** vacant except for one single family home on an approximately 8,000 sq. ft. lot

**GENERAL PLAN LAND USE DESIGNATION:** residential and open space

**ADJACENT LAND USE:**

- North: vacant - SF-2 (Single Family - standard lot)
- South: three single family houses - SF-2 (Single Family - standard lot)
- East: laundromat - C-1a (General Commercial - limited)
- West: two single family houses - SF-2 (Single Family - standard lot)

**PROPOSED LAND USE:** Residential

**TOTAL ACREAGE:** 2.9

**Owner:**  
Richard Cepeda  
909 Wonder St.  
Round Rock, TX 78681

**Applicant:**  
MMI  
Nick McIntyre  
9807 Brandywine Circle  
Austin, TX 78750

**Agent:**  
MMI  
Nick McIntyre  
9807 Brandywine Circle  
Austin, TX 78750

**Pecan Park Colony  
ZONING ZPN1910-002**

**HISTORY:** The property has been zoned for single family since 1969. The owner constructed a single family home at the southwest corner of Logan Street and Mandell Street.

**DATE OF REVIEW:** December 4, 2019

**LOCATION:** West of Mandell St.; between W. Nash St. and W. Logan St.

**STAFF REVIEW AND ANALYSIS:**

Property: The property owned by the applicant is the area between W. Nash Street on the north, W. Logan Street on the south, Mandell Street on the east and a drainage channel on the west, except for a single family house on an approximately 5,000 square foot lot, located at 212 Logan Street. It is undeveloped, except for a single family house on an approximately 8,000 square foot lot, at 712 Mandell Street, the southwest corner of Logan Street and Mandell Street.

Rezoning Request – TF (Two Family): The proposal is for single-family attached dwelling units, where a single dwelling unit, located on its own lot, shares a common wall with one other dwelling unit, also located on its own lot. The TF district requires a minimum lot area of 3,500 sq. ft., with a minimum lot width of 35 ft. and a maximum height of 2 ½ stories.

The applicant has stated that nine buildings, with two single-family units in each building, for a total of 18 dwelling units are planned.

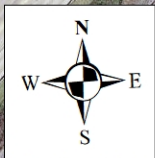
General Plan and Zoning: The General Plan designates the property as residential.

Traffic, Access and Roads: The number of units proposed does not generate the amount of peak hour traffic necessary to require a traffic impact assessment.

**RECOMMENDED MOTION:**

Staff recommends approval of the rezoning from SF-2 (Single Family – standard lot) to TF (Two Family).





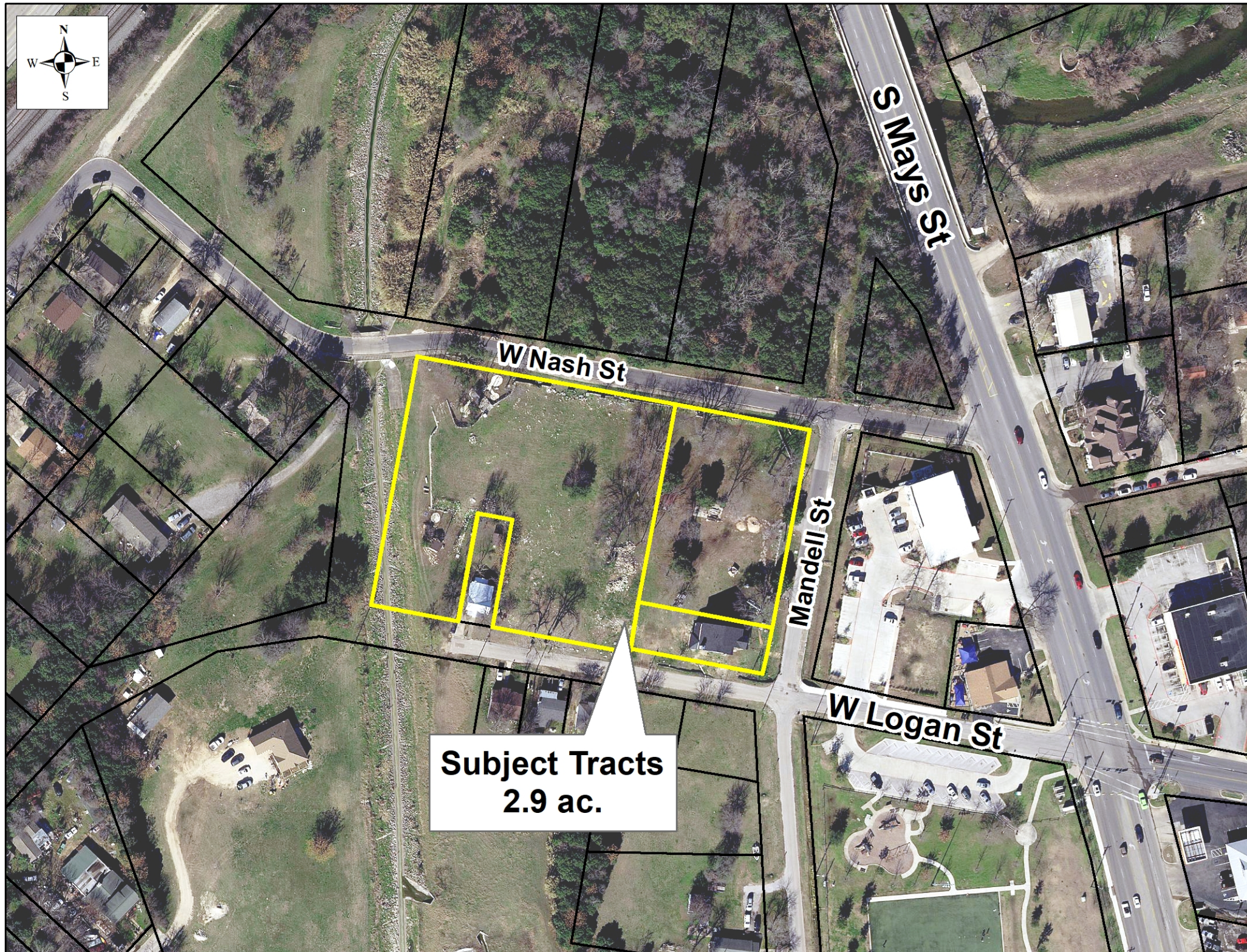
S Mays St

W Nash St

Mandell St

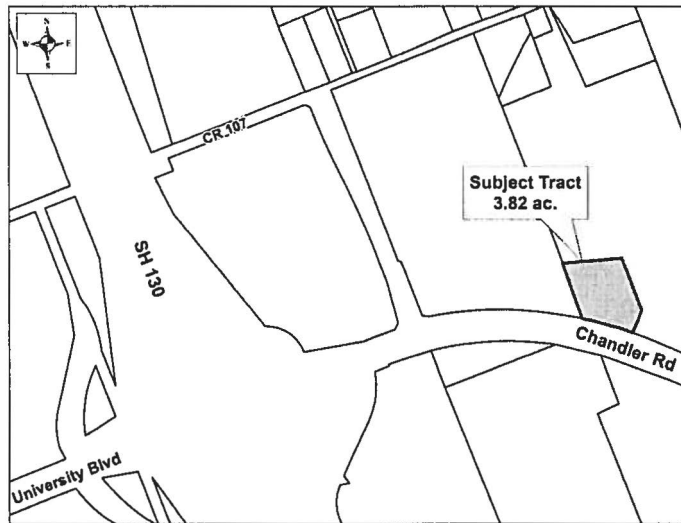
W Logan St

**Subject Tracts  
2.9 ac.**





**JW Hutto Subdivision Phase 1  
PRELIM PLAT PP1911-001**



**CASE PLANNER:** JUAN ENRIQUEZ

**REQUEST:** Preliminary Plat Approval to Create 1 Development Lot

**ZONING AT TIME OF APPLICATION:** Unzoned ETJ

**DESCRIPTION:** 3.82 acres out of the George Keith Survey, Abstract No. 370

**CURRENT USE OF PROPERTY:** Vacant and Undeveloped

**GENERAL PLAN LAND USE DESIGNATION:** Business Park

**ADJACENT LAND USE:**

North: Various Commercial & Storage Uses (ETJ)  
 South: Chandler Road Right-of-Way/Agriculture (ETJ)  
 East: Various Commercial and Storage Uses (ETJ)  
 West: Rural Residential and Agricultural (ETJ)

**PROPOSED LAND USE:** Commercial for Phase 1; Undetermined for Phase 2

<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	3.82
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
<b>TOTALS:</b>	<b>1</b>	<b>3.82</b>

**Owner:**  
 Trine Chandler 107, LLC  
 Blake Contine  
 1508 S. Lamar  
 Austin, TX 78704

**Agent:**  
 JW Clovis GP, LLC  
 Duane Bingham  
 806 Avenue U  
 Marble Falls, TX 78654

**JW Hutto Subdivision Phase 1  
PRELIM PLAT PP1911-001**

**HISTORY:** The Planning and Zoning Commission approved the Concept Plan ("CP1910-001") for this tract on November 5, 2019. This tract is located within the City of Round Rock's Extraterritorial Jurisdiction (ETJ) and the City is the lead agency for platting purposes. This plat is also required to be reviewed by the Williamson County Engineer's office since it's located in the ETJ. The Williamson County Engineer has reviewed and approved this preliminary plat for floodplain and on-site sewage facility purposes. The subject tract has no platting history.

**DATE OF REVIEW:** December 4, 2019

**LOCATION:** Approximately one-half mile east of Texas State Highway 130, north of Chandler Road and south of CR 107.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: This tract is located within the ETJ of the City and therefore has no assigned zoning district. Annexation and original zoning is not requested at this time. The preliminary is driven by a desire to develop Phase 1 as a commercial use, which is technically inconsistent with the designated Business Park land use depicted on the Future Land Use Map within the 2020 General Plan. As the tract will remain outside City jurisdiction, however, development will not be subject to zoning and land use regulations of the City or subject to City review of site planning.

Compliance with the Concept Plan: As shown, this Preliminary Plat is in compliance with the Concept Plan ("CP1910-001") approved on November 5, 2019.

Traffic, Access and Roads: The subject tract has street access to Chandler Road. A Traffic Impact Analysis for Phase 1 was waived, given the expected traffic generation for this commercial use.

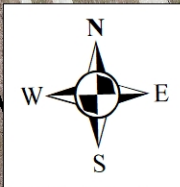
Water and Wastewater Service: The property is outside the corporate limits of the City, and neither water or wastewater service is available. Annexation is not proposed. The site will be served by the Jonah Water Special Utility District and the use of onsite septic facilities, approved by the Williamson County and Cities Health District, is proposed.

Drainage: The site is relatively flat, with a slight elevation change from north to the south and southeast. Onsite detention ponds may be proposed for future site development. Because the property is within the ETJ, Williamson County remains the FEMA floodplain administrator, and will be a signatory to the final plats of the development; no floodplain is expected to encumber the tract.

**RECOMMENDED MOTION:**

Staff recommends approval as presented





CR 107

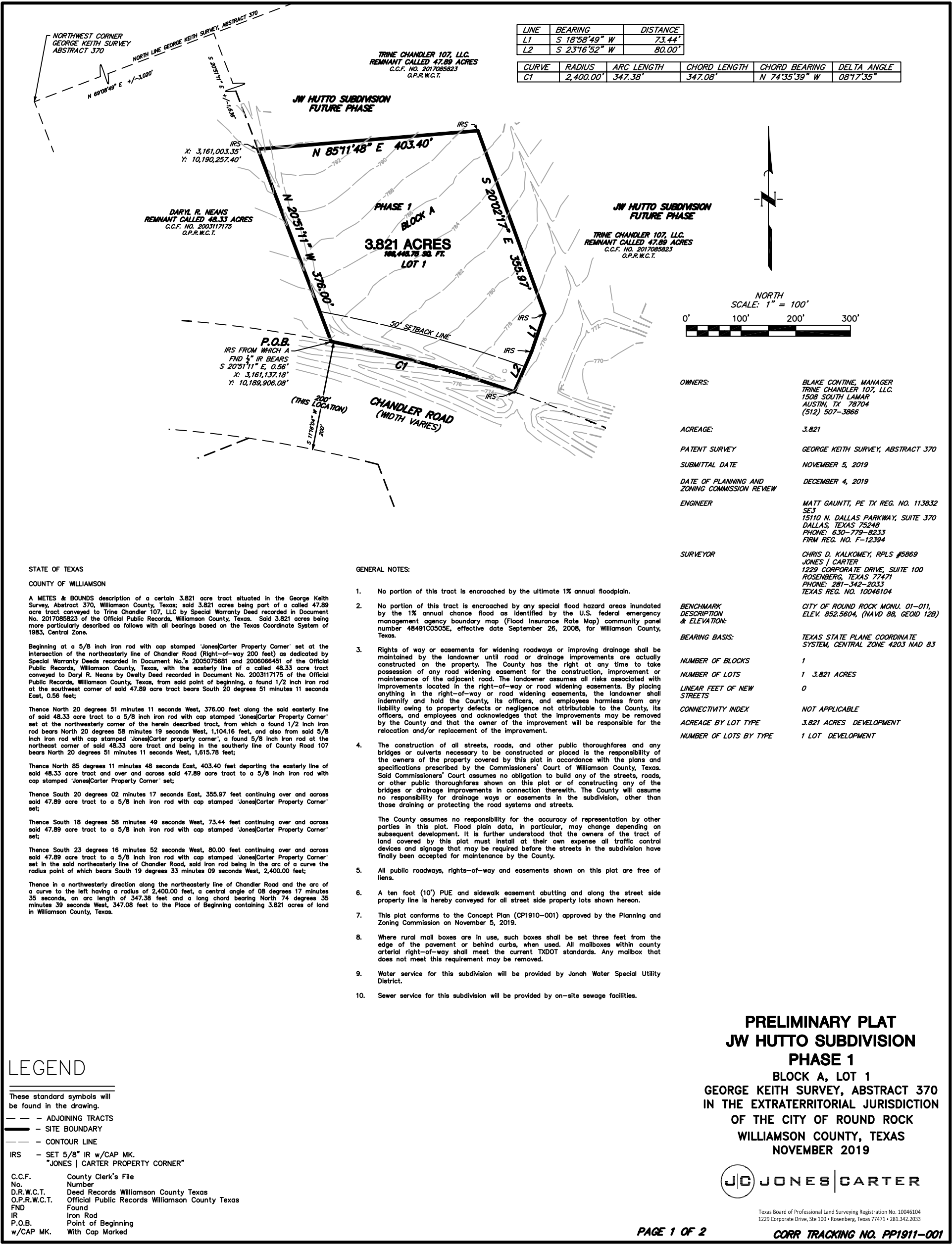
SH 130

**Subject Tract  
3.82 ac.**

Chandler Rd

University Blvd





LEGEND

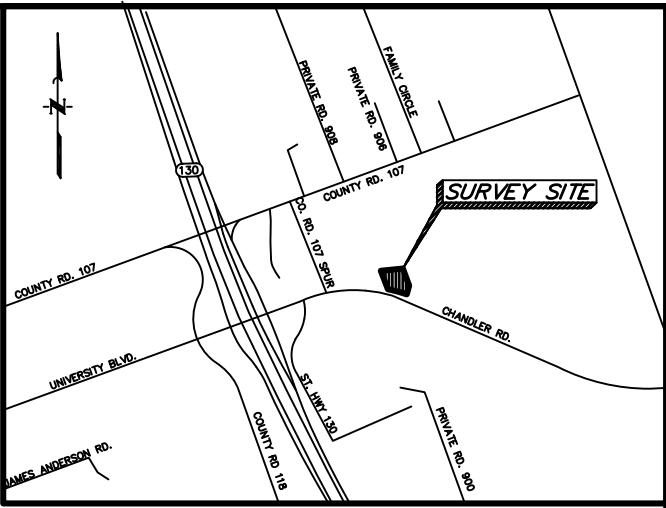
These standard symbols will be found in the drawing.

- ADJOINING TRACTS
- SITE BOUNDARY
- CONTOUR LINE
- IRS — SET 5/8" IR w/CAP MK.  
"JONES | CARTER PROPERTY CORNER"
- C.C.F. County Clerk's File Number
- D.R.W.C.T. Deed Records Williamson County Texas
- O.P.R.W.C.T. Official Public Records Williamson County Texas
- FND Found
- IR Iron Rod
- P.O.B. Point of Beginning
- w/CAP MK. With Cap Marked

PRELIMINARY PLAT  
JW HUTTO SUBDIVISION  
PHASE 1  
BLOCK A, LOT 1  
GEORGE KEITH SURVEY, ABSTRACT 370  
IN THE EXTRATERRITORIAL JURISDICTION  
OF THE CITY OF ROUND ROCK  
WILLIAMSON COUNTY, TEXAS  
NOVEMBER 2019



Texas Board of Professional Land Surveying Registration No. 10046104  
1229 Corporate Drive, Ste 100 • Rosenberg, Texas 77471 • 281.342.2033



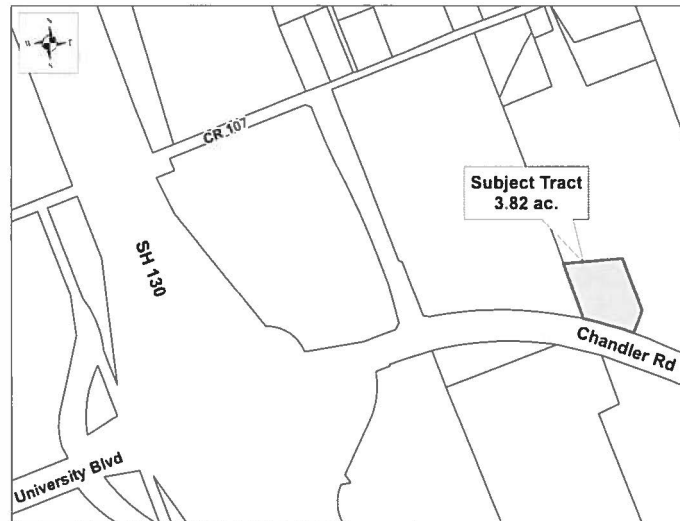
**VICINITY MAP**  
(SCALE: 1" = 2,000')

**PRELIMINARY PLAT**  
**JW HUTTO SUBDIVISION**  
**PHASE 1**  
BLOCK A, LOT 1  
GEORGE KEITH SURVEY, ABSTRACT 370  
IN THE EXTRATERRITORIAL JURISDICTION  
OF THE CITY OF ROUND ROCK  
WILLIAMSON COUNTY, TEXAS  
NOVEMBER 2019



Texas Board of Professional Land Surveying Registration No. 10046104  
1229 Corporate Drive, Ste 100 • Rosenberg, Texas 77471 • 281.342.2033

**JW Hutto Subdivision Phase 1  
FINAL PLAT FP1911-002**



**CASE PLANNER:** JUAN ENRIQUEZ

**REQUEST:** Final Plat Approval to Create 1 Development Lot

**ZONING AT TIME OF APPLICATION:** Unzoned ETJ

**DESCRIPTION:** 3.82 acres out of the George Keith Survey, Abstract No. 370

**CURRENT USE OF PROPERTY:** Vacant and Undeveloped

**GENERAL PLAN LAND USE DESIGNATION:** Business Park

**ADJACENT LAND USE:**

North: Various Commercial and Storage Uses (ETJ)

South: Chandler Road Right-of-Way/Agriculture (ETJ)

East: Various Commercial and Storage Uses (ETJ)

West: Rural Residential and Agricultural (ETJ)

**PROPOSED LAND USE:** Commercial for Phase 1; Undetermined for Phase 2

<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	3.82
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
<b>TOTALS:</b>	<b>1</b>	<b>3.82</b>

**Owner:**  
Trine Chandler 107, LLC  
Blake Contine  
1508 S. Lamar  
Austin, TX 78704

**Agent:**  
JW Clovis GP, LLC  
Duane Bingham  
806 Avenue U  
Marble Falls, TX 78654

**JW Hutto Subdivision Phase 1  
FINAL PLAT FP1911-002**

**HISTORY:** The Planning and Zoning Commission approved the Concept Plan ("CP1910-001") for this tract on November 5, 2019. This tract is located within the City of Round Rock's Extraterritorial Jurisdiction (ETJ) and the City is the lead agency for platting purposes. This plat is also required to be reviewed by the Williamson County Engineer's office since it's located in the ETJ. The Williamson County Engineer has reviewed and approved this final plat for floodplain and on-site sewage facility purposes. The subject tract has no platting history. The accompanying preliminary plat application is included on this Planning & Zoning Commission agenda.

**DATE OF REVIEW:** December 4, 2019

**LOCATION:** Approximately one-half mile east of Texas State Highway 130, north of Chandler Road and south of CR 107.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: This tract is located within the ETJ of the City and therefore has no assigned zoning district. Annexation and original zoning is not requested at this time. This plat is driven by a desire to develop Phase 1 as a commercial use, which is technically inconsistent with the designated Business Park land use depicted on the Future Land Use Map within the 2020 General Plan. As the tract will remain outside City jurisdiction, however, development will not be subject to zoning and land use regulations of the City or subject to City review of site planning.

Compliance with the Preliminary Plat: As shown, this Final Plat is in compliance with the Preliminary Plat ("PP1911-001") to be reviewed on December 4, 2019.

Traffic, Access and Roads: The subject tract has street access to Chandler Road. A Traffic Impact Analysis for Phase 1 was waived, given the expected traffic generation for this commercial use.

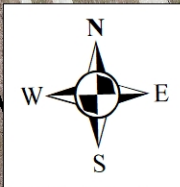
Water and Wastewater Service: The property is outside the corporate limits of the City, and neither water or wastewater service is available. Annexation is not proposed. The site will be served by the Jonah Water Special Utility District and the use of onsite septic facilities, approved by the Williamson County and Cities Health District, is proposed.

Drainage: The site is relatively flat, with a slight elevation change from north to the south and southeast. Onsite detention ponds may be proposed for future site development. Because the property is within the ETJ, Williamson County remains the FEMA floodplain administrator, and is a signatory to the final plat.

**RECOMMENDED MOTION:**

Staff recommends approval as presented





CR 107

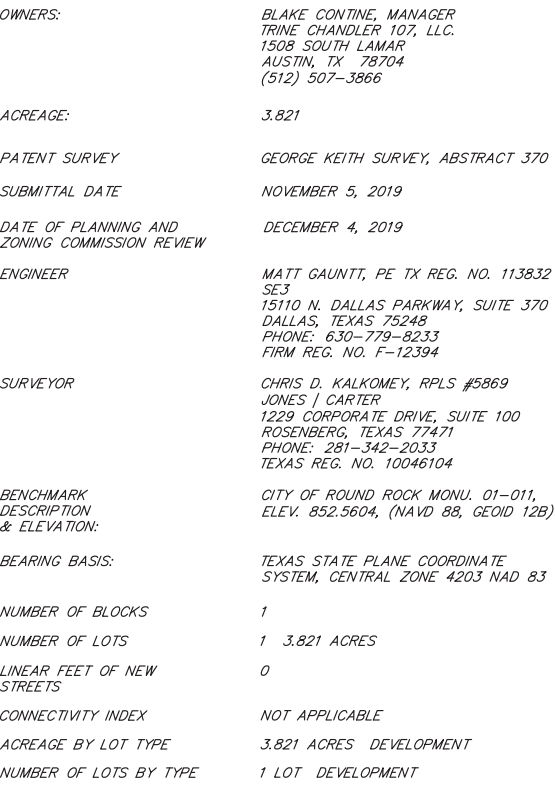
SH 130

**Subject Tract  
3.82 ac.**

Chandler Rd

University Blvd





- No portion of this tract is encroached by the ultimate 1% annual floodplain.
- No portion of this tract is encroached by any special flood hazard areas inundated by the 1% annual chance flood as identified by the U.S. federal emergency management agency boundary map (Flood Insurance Rate Map) community panel number 48491C0505E, effective date September 26, 2008, for Williamson County, Texas.
- Rights of way or easements for widening roadways or improving drainage shall be maintained by the landowner until road or drainage improvements are actually constructed on the property. The County has the right at any time to take possession of any road widening easement for the construction, improvement or maintenance of the adjacent road. The landowner assumes all risks associated with improvements located in the right-of-way or road widening easements. By placing anything in the right-of-way or road widening easements, the landowner shall indemnify and hold the County, its officers, and employees harmless from any liability owing to property defects or negligence not attributable to the County, its officers, and employees and acknowledges that the improvements may be removed by the County and that the owner of the improvement will be responsible for the relocation and/or replacement of the improvement.
- The construction of all streets, roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owners of the property covered by this plat in accordance with the plans and specifications prescribed by the Commissioners' Court of Williamson County, Texas. Said Commissioners' Court assumes no obligation to build any of the streets, roads, or other public thoroughfares shown on this plat or of constructing any of the bridges or drainage improvements in connection therewith. The County will assume no responsibility for drainage ways or easements in the subdivision, other than those draining or protecting the road systems and streets.

The County assumes no responsibility for the accuracy of representation by other parties in this plat. Flood plain data, in particular, may change depending on subsequent development. It is further understood that the owners of the tract of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the County.
- All public roads, rights-of-way and easements shown on this plat are free of liens.
- 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.
- This plat conforms to the Preliminary Plat (PP1911-001) approved by the Planning and Zoning Commission on December 4, 2019.
- Where rural mail boxes are in use, such boxes shall be set three feet from the edge of the pavement or behind curbs, when used. All mailboxes within county arterial right-of-way shall meet the current TxDOT standards. Any mailbox that does not meet this requirement may be removed.
- Water service for this subdivision will be provided by Jonah Water Special Utility District.
- Sewer service for this subdivision will be provided by on-site sewage facilities.
- This subdivision is subject to storm-water management controls as required by Williamson County Subdivision Regulations, Section B11.1, on new development that would evoke such controls beyond existing conditions.
- Except in certain isolated areas required to meet accessibility requirements, the minimum lowest finished floor elevation shall be one foot higher than the highest spot elevation that is located within five feet outside the perimeter of the building, or one foot above the BFE, whichever is higher.
- It is the responsibility of the owner, not the County or the City of Round Rock, to assure compliance with the provisions of all applicable state, federal and local laws and regulations relating to the platting and development of this property.
- No structure or land in this plat shall hereafter be located or altered without first obtaining a certificate of compliance from the Williamson County Floodplain Administrator.
- All sidewalks shall be maintained by each of the adjacent property owners.
- Improvements within the County Road right-of-way including, but not limited to, landscaping, irrigation, lighting, custom signs, is prohibited without first obtaining an executed license agreement with Williamson County.

- These standard symbols will be found in the drawing.
- — — ADJOINING TRACTS  
 ——— SITE BOUNDARY  
 - - - CONTOUR LINE
- IRS — SET 5/8" IR w/CAP MK.  
 "JONES | CARTER PROPERTY CORNER"

C.C.F.	County Clerk's File
No.	Number
D.R.W.C.T.	Deed Records Williamson County Texas
O.P.R.W.C.T.	Official Public Records Williamson County Texas
FND	Found
IR	Iron Rod
P.O.B.	Point of Beginning
w/CAP MK.	With Cap Marked

BLOCK A, LOT 1  
GEORGE KEITH SURVEY, ABSTRACT 370  
IN THE EXTRATERRITORIAL JURISDICTION  
OF THE CITY OF ROUND ROCK  
WILLIAMSON COUNTY, TEXAS  
NOVEMBER 2019



Texas Board of Professional Land Surveying Registration No. 10046104  
1229 Corporate Drive, Ste 100 • Rosenberg, Texas 77471 • 281.342.2033



DEDICATION

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT TRINE CHANDLER 107, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS THE OWNER OF THAT CERTAIN 47.89 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2017085823, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 3.821 ACRES OUT OF SAID TRACT AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS JW HUTTO SUBDIVISION PHASE 1.

BY: TRINE CHANDLER 107, LLC.

*[Signature]*  
BLAKE CONTINE, MANAGER

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 19<sup>th</sup> DAY OF NOVEMBER, 2019 BY BLAKE CONTINE, AS MANAGER OF TRINE CHANDLER 107, LLC, A STATE OF TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID TRINE CHANDLER 107, LLC.

BY: *[Signature]*  
NOTARY PUBLIC, STATE OF TEXAS

*[Signature]*  
NOTARY PUBLIC PRINTED NAME

MY COMMISSION EXPIRES: 8-11-2023

LIEN HOLDER

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT PLAINSCAPITAL BANK, THE LIEN HOLDER OF THAT CERTAIN 47.89 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2017085823, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DOES HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 3.821 ACRE TRACT OF LAND SITUATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, AND DOES FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

PLAINSCAPITAL BANK, A TEXAS BANKING CORPORATION

BY: *[Signature]*  
TOMMY WARD, ITS VICE PRESIDENT

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 19<sup>th</sup> DAY OF NOVEMBER, 2019 BY TOMMY WARD, AS VICE PRESIDENT OF PLAINSCAPITAL BANK, A TEXAS BANKING CORPORATION, ON BEHALF OF SAID PLAINSCAPITAL BANK.

BY: *[Signature]*  
NOTARY PUBLIC, STATE OF TEXAS

*[Signature]*  
NOTARY PUBLIC PRINTED NAME

MY COMMISSION EXPIRES: 8-11-2023

WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR:

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE WILLIAMSON COUNTY FLOODPLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITHIN IT.

*[Signature]* 11/19/19  
J. TERRON EVERTSON, PE, DR, CFM  
WILLIAMSON COUNTY ENGINEER  
DATE

WILLIAMSON COUNTY ON-SITE SEWAGE FACILITIES (OSSF):

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

*[Signature]* 11/19/19  
J. TERRON EVERTSON, PE, DR, CFM  
WILLIAMSON COUNTY ENGINEER  
DATE

ENGINEER'S CERTIFICATION:

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT I, MATT GAUNTT, 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. THIS TRACT IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.

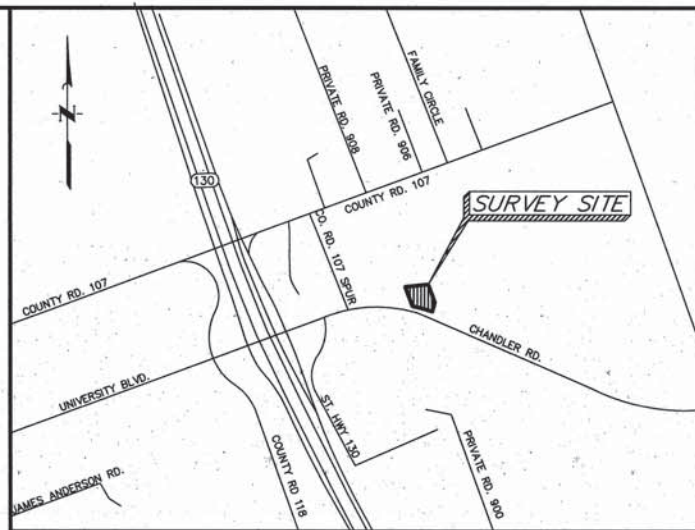
*[Signature]* 11/19/19  
Matt Gauntt, P.E., Registered Professional Engineer  
Texas Registration No. 113832  
Texas Board of Professional Engineering Firm No. F-12394  
DATE

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

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

*[Signature]* 11/14/19  
Chris D. Kalkomey, Registered Professional Land Surveyor  
Texas Registration No. 5869  
Texas Board of Professional Land Surveying Registration No. 10046104  
DATE



VICINITY MAP  
(SCALE: 1" = 2,000')

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

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

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

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M. AND DULY RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NUMBER \_\_\_\_.

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

NANCY E. RISTER, CLERK, COUNTY COURT  
WILLIAMSON COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

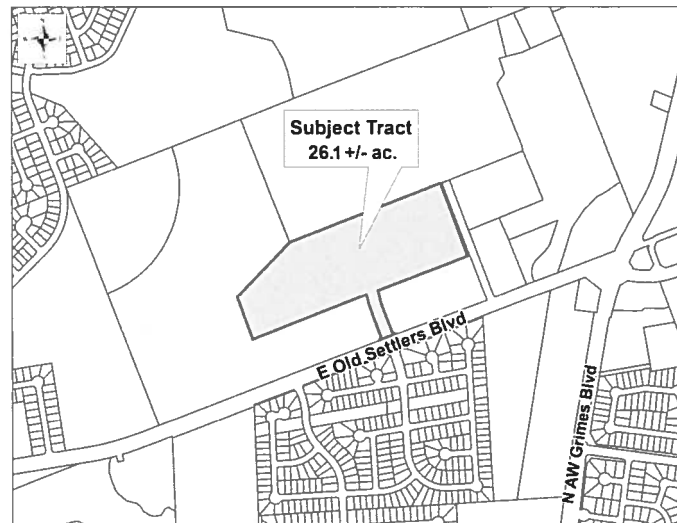
FINAL PLAT  
JW HUTTO SUBDIVISION  
PHASE 1

BLOCK A, LOT 1  
GEORGE KEITH SURVEY, ABSTRACT 370  
IN THE EXTRATERRITORIAL JURISDICTION  
OF THE CITY OF ROUND ROCK  
WILLIAMSON COUNTY, TEXAS  
NOVEMBER 2019

JC JONES | CARTER

Texas Board of Professional Land Surveying Registration No. 10046104  
1229 Corporate Drive, Ste 100 • Rosenberg, Texas 77471 • 281.342.2033

**Quick Tract Sec 1  
PRELIM PLAT PP1911-002**



**CASE PLANNER:** JUAN ENRIQUEZ

**REQUEST:** Preliminary Plat approval to create 2 Development Lots and 1 Right-of-Way Lot

**ZONING AT TIME OF APPLICATION:** PUD No. 117 (Residential)

**DESCRIPTION:** 26.1 acres out of the GW Glasscock Survey, Abstract No. 267

**CURRENT USE OF PROPERTY:** Vacant and Undeveloped

**GENERAL PLAN LAND USE DESIGNATION:** The Future Land Use designation is determined by PUD No. 117, which allows approximately 26 acres to be developed with residential development in a common lot.

**ADJACENT LAND USE:**

North: Rural Residential - Zoned SF-R (Single Family - Rural)

South: Vacant and Undeveloped/E.Old Settlers Right-of-Way - Zoned C-1a (General Commercial Limited) and Unzoned

East: Senior Residential - Zoned PUD (Planned Unit Development) No. 73

West: Rural Residential - Unzoned ETJ

**PROPOSED LAND USE:** Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	2	23.47
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	1	2.63
Parkland:	0	0
Other:	0	0
<b>TOTALS:</b>	<b>3</b>	<b>26.1</b>

**Owner:**  
Quick Ranch Development, Inc.  
Garrett Martin  
9111 Jollyville Rd., Ste. 111  
Austin, TX 78759

**Agent:**  
BGE, Inc.  
RJ Rychlik  
7000 N. MoPac, Ste. 330  
Austin, TX 78731

**Quick Farm Tract  
PRELIM PLAT PP1911-002**

**HISTORY:** On October 24, 2019, the City Council approved annexation (AN1909-001) for the Quick Tract, which is comprised of 86.65 acres. The accompanying zoning application was included on the same City Council agenda. The City Council approved the Quick Farm PUD (Planned Unit Development) No. 117, which includes a Concept Plan and allows for single family detached development (maximum 150 units) in a common lot and regulated by the TH (Townhouse) zoning district standards. The PUD allows for single family detached units on a common lot.

**DATE OF REVIEW:** December 4, 2019

**LOCATION:** Northwest of the intersection of E. Old Settlers Blvd. and N. A.W. Grimes Blvd.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The Future Land Use designation is determined by PUD No. 117, which allows approximately 26 acres to be developed with residential development in a common lot. The property is zoned PUD No. 117 and allows single family detached units in a common lot with each dwelling unit having a private external entrance, private parking, and a private yard area. All dwelling units will be established as condominium units. Specific development standards are included in PUD No. 117. For requirements not mentioned in the PUD, the TH (Townhouse) zoning district standards will apply.

Compliance with the Concept Plan: As shown, this Preliminary Plat is in compliance with the Concept Plan within PUD No. 117 approved by the City Council on October 24, 2019.

Traffic, Access and Roads: The City's Transportation Master Plan map indicates a proposed 4-lane extension of College Park Drive through the property from north to south. Both development lots will have access from the new College Park Drive extension. The developer will construct two (2) lanes and a hike and bike trail from E. Old Settlers Boulevard to the intersection of College Park Drive and the driveways to the development. The property also borders Bluff's Landing Way on its eastern boundary, where a second public street connection is proposed.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. Wastewater will be provided by connecting to an existing manhole along a 24-inch gravity line located southeast of E. Old Settlers Boulevard and Bluff's Landing Way. Water will be provided by an existing 16-inch waterline on the south side of E. Old Settlers Boulevard and a 12-inch line on the east side of Bluff's Landing Way.

Drainage: Storm drainage is planned to be detained by two on-site ponds. Storm water runoff will also be collected along the arterial and conveyed towards E. Old Settlers Boulevard and tie into existing improvements.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Remove Note 7 and replace with statement "No portion of this tract is encroached by the ultimate 1% annual floodplain."





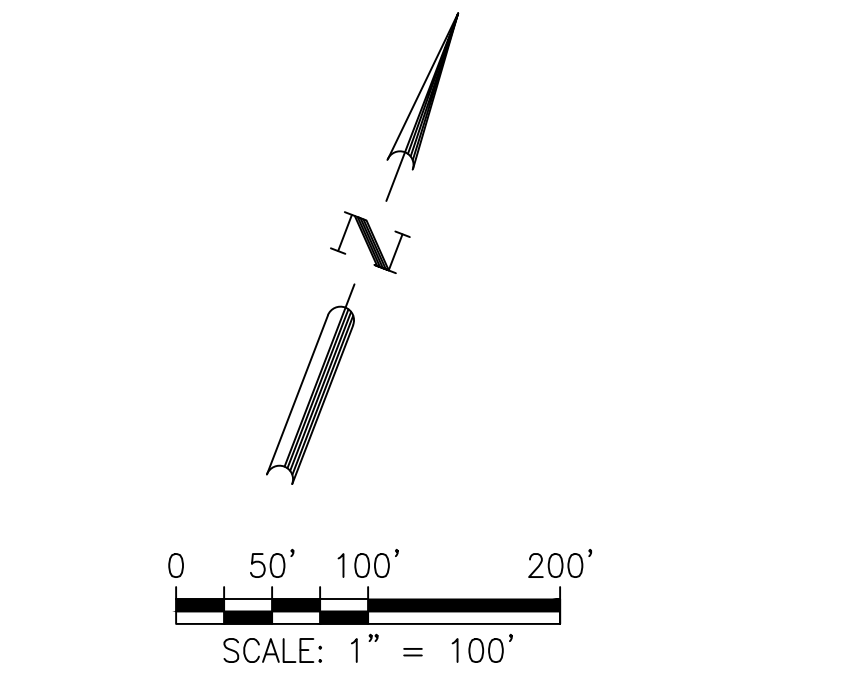
**Subject Tract  
26.1 +/- ac.**

**E Old Settlers Blvd**

**N AW Grimes Blvd**



G:\TXC\Projects\Milestone\7051-00\_Quick\_Tract03\_CADD\01\_Shts\Prelim Plan\7051-00\_Quick\_Tract Prelim Plan.dwg Layout: PRELIMINARY PLAT Plotted: 11/20/2019 11:03:04 AM



OWNER: QUICK RANCH DEVELOPMENT INC.,  
9111 JOLLYVILLE RD., SUITE 111  
AUSTIN, TX 78759

ACREAGE: 26.102

PATENT SURVEY: GW GLASSCOCK SURVEY, ABSTRACT NO. 267, WILLIAMSON CO, TEXAS

SUBMITTAL DATE: 11/5/2019

DATE OF PLANNING AND ZONING COMMISSION REVIEW: 12/4/2019

CASE NUMBER: PP1911-002

ENGINEER: RICHARD L. RYCHLIK, P.E.  
BGE, INC.  
101 W LOUIS HENNA BLVD, STE 400  
AUSTIN, TEXAS 78731  
PHONE: (512)879-0400  
FAX: (512)402-1790

SURVEYOR: JONATHAN NOBLES, R.P.L.S.  
BGE, INC.  
101 W LOUIS HENNA BLVD, STE 400  
AUSTIN, TEXAS 78731  
PHONE: (512)879-0400  
FAX: (512)402-1790

BENCHMARK DESCRIPTION AND ELEVATION: TBM 18-10: BRASS DISK STAMPED "18-10" ON TOP OF THE EAST END OF A 2-FOOT TALL CONCRETE RETAINING WALL AT THE SOUTH END OF MEADOW LAKE, AKA SOIL CONSERVATION SERVICE SITE 14 RESERVOIR

ELEVATION 731.13 FEET NAVD 88 DATUM - GEOID 12A  
GRID N:10,171,004.34' E:3,137,679.57'

BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83.

LINEAR FEET OF NEW STREETS: 1143

NUMBER OF BLOCKS: 2

ACREAGE BY LOT TYPE: DEVELOPMENT: 2 LOTS, 23.467 AC.  
R.O.W.: 1 LOT, 2.635 AC.

**LEGEND**

DOC. DOCUMENT  
D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS  
ESMT. EASEMENT  
NO. NUMBER  
O.P.R.W.C. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS  
PG. PAGE  
P.O.B. POINT OF BEGINNING  
P.R.W.C. PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS  
R.O.W. RIGHT-OF-WAY  
VOL. VOLUME  
[ ] RECORD INFORMATION FOR VOL. 99, PG. 31, O.P.R.W.C.  
( ) RECORD INFORMATION FOR DOC. NO. 2008055559, O.P.R.W.C.  
o SET 1/2" IRON ROD  
w/ "BGE INC" CAP  
FOUND CONCRETE MONUMENT  
FOUND IRON ROD  
CALCULATED POINT  
PROPOSED SIDEWALK

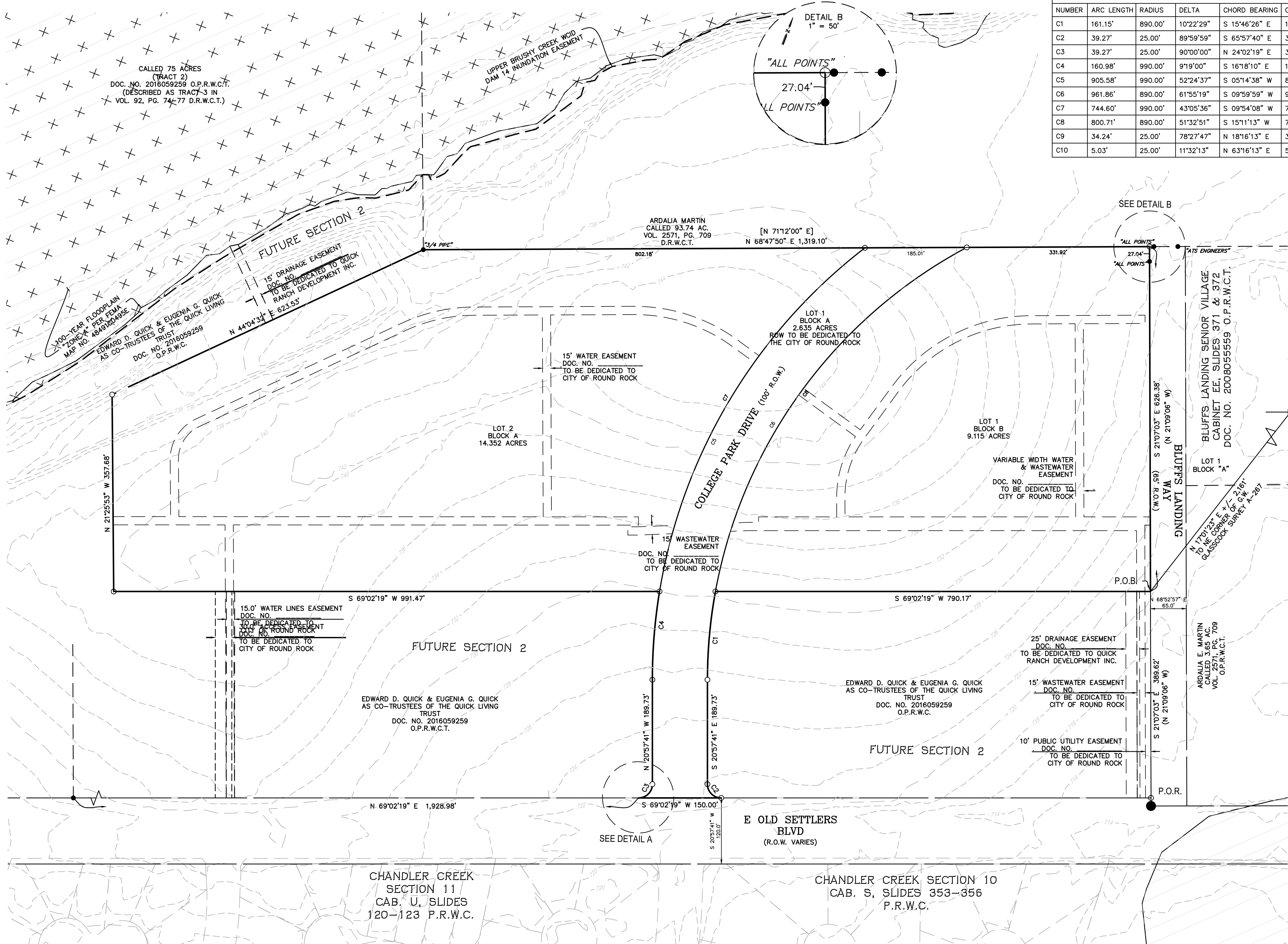
--- SITE BOUNDARY  
--- EXISTING PROPERTY LINES

□ FEMA ZONE AE FLOODPLAIN

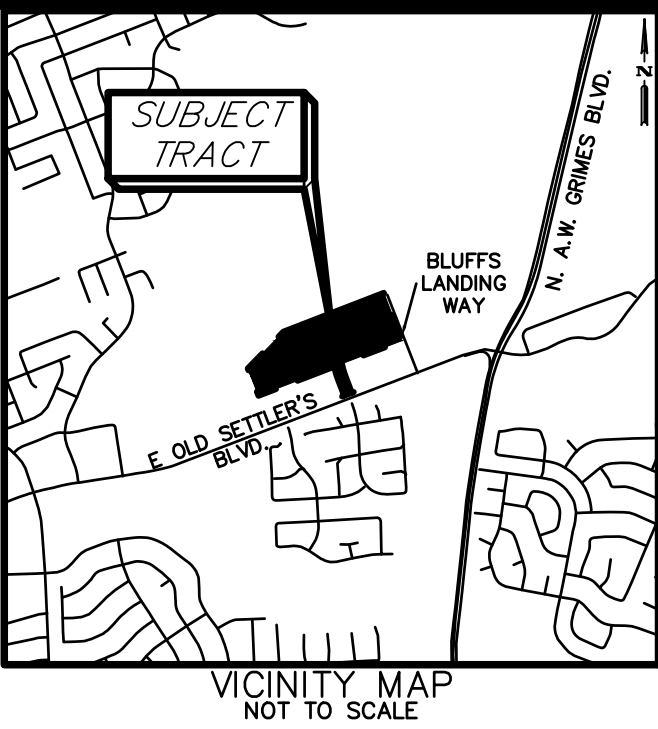
--- APPROXIMATE UPPER BRUSHY CREEK WCD DAM 14 INUNDATION EASEMENT

## PRELIMINARY PLAT QUICK TRACT, SECTION 1

A SUBDIVISION OF 26.102 ACRES OF LAND LOCATED  
IN THE GW GLASSCOCK SURVEY, ABSTRACT NO. 267,  
WILLIAMSON COUNTY, TEXAS



CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	161.15'	890.00'	10°22'29"	S 15°46'26" E	160.93'
C2	39.27'	25.00'	89°59'59"	S 65°57'40" E	35.36'
C3	39.27'	25.00'	90°00'00"	N 24°02'19" E	35.36'
C4	160.98'	890.00'	9°19'00"	S 16°18'10" E	160.81'
C5	905.58'	990.00'	52°24'37"	S 05°14'38" W	874.34'
C6	961.86'	890.00'	61°55'19"	S 09°59'59" W	915.73'
C7	744.60'	990.00'	43°05'36"	S 09°54'08" W	727.17'
C8	800.71'	890.00'	51°32'51"	S 15°11'13" W	773.98'
C9	34.24'	25.00'	78°27'47"	N 18°16'13" E	31.62'
C10	5.03'	25.00'	11°32'13"	N 63°16'13" E	5.03'



- GENERAL NOTES:**
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED BY PUD #117.
  - SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED BY PUD #117.
  - 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.
  - SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 4-30, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED BY PUD #117.
  - THIS PLAT CONFORMS TO THE CONCEPT PLAN APPROVED BY THE PLANNING AND ZONING COMMISSION ON 9/4/2019.
  - 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 48491C0495E, REVISED SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.
  - ALL MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET (2') ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
  - NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN ABOVE.
  - A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING GREATER THAN 29 DWELLING UNITS.
  - PARKLAND SHALL BE CONVEYED TO THE CITY OF ROUND ROCK BY SEPARATE DOCUMENT PRIOR TO THE RECORDATION OF THE FINAL PLAT.
  - INUNDATION EASEMENT HAS BEEN SET BASED ON THE UPPER BRUSHY CREEK WCD SCS RESERVOIR 14 PLANS "MODIFICATIONS TO FLOOD PREVENTION DAM NO. 14 PHASE II" AND DATED DECEMBER 2010

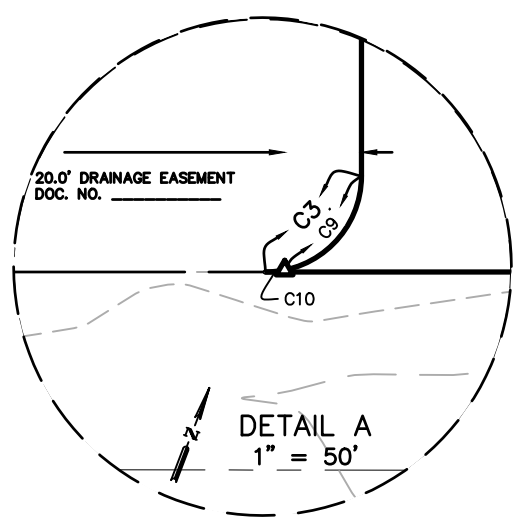
### TEMPORARY BENCHMARK NOTES:

TBM 18-10: BRASS DISK STAMPED "18-10" ON TOP OF THE EAST END OF A 2-FOOT TALL CONCRETE RETAINING WALL AT THE SOUTH END OF MEADOW LAKE, AKA SOIL CONSERVATION SERVICE SITE 14 RESERVOIR.

ELEVATION 731.13 FEET NAVD 88 DATUM  
GRID N:10,171,004.34' E:3,137,679.57'

### BEARING BASIS NOTE:

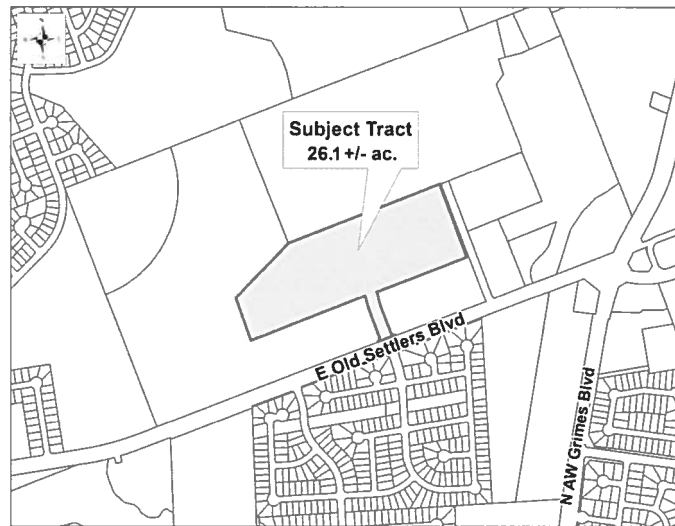
BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83



**BGE, Inc.**  
101 West Louis Henna Blvd., Suite 400  
Austin, TX 78728  
Tel: 512-879-0400 • www.bgeinc.com  
TBPE Registration No. F-1046  
TBPLS Licensed Surveying Firm No. 10106502

PP1911-002

**Quick Tract Sec 1  
FINAL PLAT FP1911-003**



**CASE PLANNER:** JUAN ENRIQUEZ

**REQUEST:** Final Plat approval to create 2 Development Lots and 1 Right-of-Way Lot

**ZONING AT TIME OF APPLICATION:** PUD No. 117 (Residential)

**DESCRIPTION:** 26.1 acres out of the GW Glasscock Survey, Abstract No. 267

**CURRENT USE OF PROPERTY:** Vacant and Undeveloped

**GENERAL PLAN LAND USE DESIGNATION:** The Future Land Use designation is determined by PUD No. 117, which allows approximately 26 acres to be developed with residential development in a common lot.

**ADJACENT LAND USE:**

North: Rural Residential - Zoned SF-R (Single Family - Rural)

South: Vacant and Undeveloped/E.Old Settlers Right-of-Way - Zoned C-1a (General Commercial Limited) and Unzoned

East: Senior Residential - Zoned PUD (Planned Unit Development) No. 73

West: Rural Residential - Unzoned ETJ

**PROPOSED LAND USE:** Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	2	23.47
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	1	2.63
Parkland:	0	0
Other:	0	0
<b>TOTALS:</b>	<b>3</b>	<b>26.1</b>

**Owner:**  
Quick Ranch Development, Inc.  
Garrett Martin  
9111 Jollyville Rd., Ste. 111  
Austin, TX 78759

**Agent:**  
BGE, Inc.  
RJ Rychlik  
7000 N. MoPac, Ste. 300  
Austin, TX 78731

**Quick Farm Tract  
FINAL PLAT FP1911-003**

**HISTORY:** On October 24, 2019, the City Council approved annexation (AN1909-001) for the Quick Tract, which is comprised of 86.65 acres. The accompanying zoning application was included on the same City Council agenda. The City Council approved the Quick Farm PUD (Planned Unit Development) No. 117, which includes a Concept Plan and allows for single family detached development (maximum 150 units) in a common lot and regulated by the TH (Townhouse) zoning district standards. The PUD allows for single family detached units on a common lot. The accompanying preliminary plat application is on the same Planning & Zoning Commission agenda.

**DATE OF REVIEW:** December 4, 2019

**LOCATION:** Northwest of the intersection of E. Old Settlers Blvd. and N. A.W. Grimes Blvd.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The Future Land Use designation is determined by PUD No. 117, which allows approximately 26 acres to be developed with residential development in a common lot. The property is zoned PUD No. 117 and allows single family detached units in a common lot with each dwelling unit having a private external entrance, private parking, and a private yard area. All dwelling units will be established as condominium units. Specific development standards are included in PUD No. 117. For requirements not mentioned in the PUD, the TH (Townhouse) zoning district standards will apply.

Compliance with the Preliminary Plat: As shown, this Final Plat is in compliance with the Preliminary Plat ("PP1911-002") to be reviewed on December 4, 2019.

Traffic, Access and Roads: The City's Transportation Master Plan map indicates a proposed 4-lane extension of College Park Drive through the property from north to south. Both development lots will have access from the new College Park Drive extension. The developer will construct two (2) lanes and a hike and bike trail from E. Old Settlers Boulevard to the intersection of College Park Drive and the driveways to the development. The property also borders Bluff's Landing Way on its eastern boundary, where a second public street connection is proposed.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. Wastewater will be provided by connecting to an existing manhole along a 24-inch gravity line located southeast of E. Old Settlers Boulevard and Bluff's Landing Way. Water will be provided by an existing 16-inch waterline on the south side of E. Old Settlers Boulevard and a 12-inch line on the east side of Bluff's Landing Way.

Drainage: Storm drainage is planned to be detained by two on-site ponds. Storm water runoff will also be collected along the arterial and conveyed towards E. Old Settlers Boulevard and tie into existing improvements.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Prior to final plat recordation, City parkland dedication requirements shall be met.
2. Revise the city tracking number to FP1911-003 at the bottom right hand side of all sheets.
3. Provide approved copy of flood study.
4. Add notation stating: "No portion of this tract is encroached by the ultimate 1% annual floodplain".





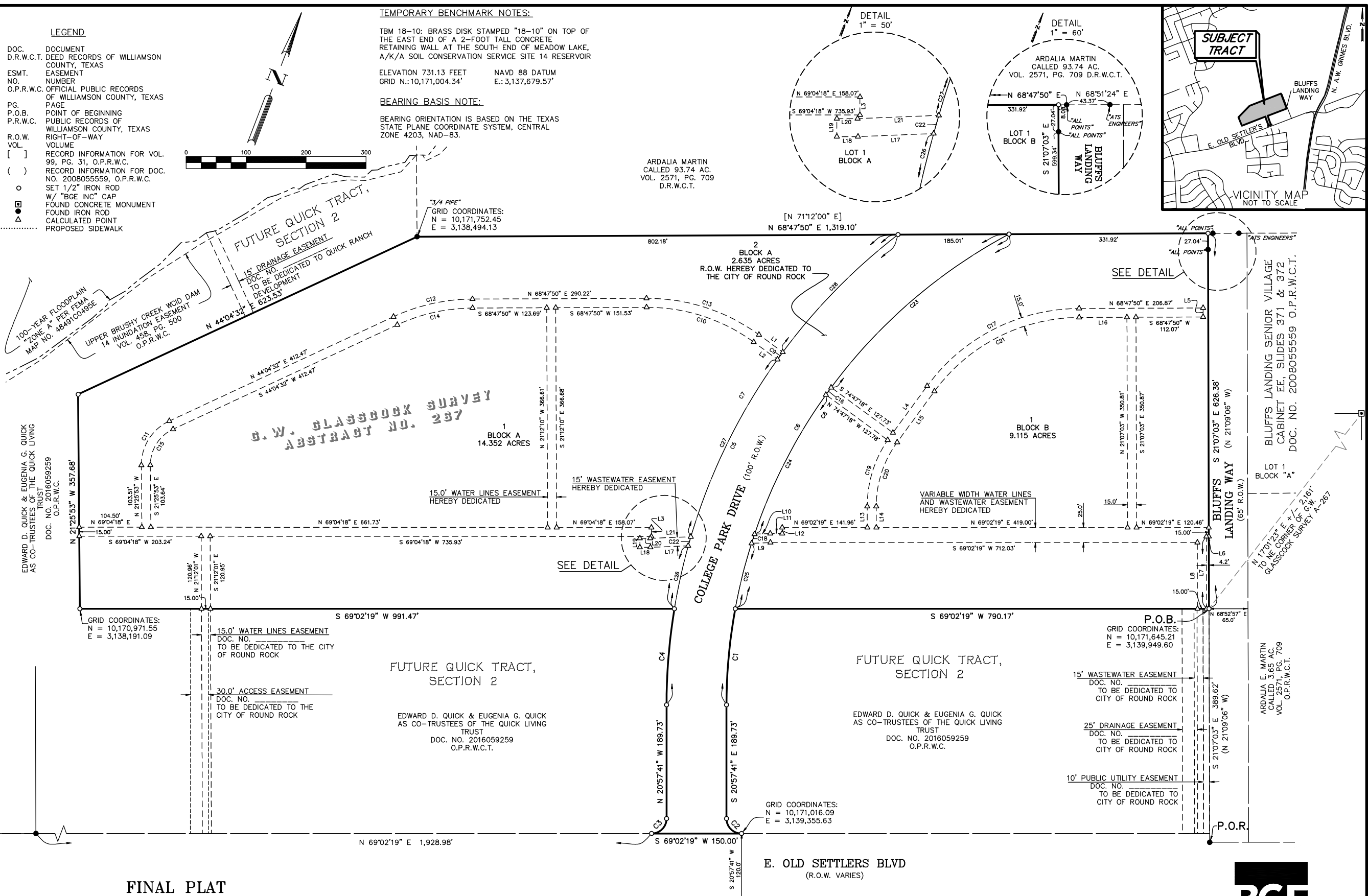
**Subject Tract  
26.1 +/- ac.**

**E Old Settlers Blvd**

**N AW Grimes Blvd**



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FINAL PLAT  
**QUICK TRACT,  
SECTION 1**  
A SUBDIVISION OF 26.102 ACRES OF LAND LOCATED  
IN THE GW GLASSCOCK SURVEY, ABSTRACT NO. 267,  
WILLIAMSON COUNTY, TEXAS

CHANDLER CREEK  
SECTION 11  
CAB. U, SLIDES  
120-123 P.R.W.C.

OWNER: QUICK RANCH DEVELOPMENT INC.  
ACREAGE: 26.102 ACRES  
PATENT SURVEY: G.W. GLASSCOCK SURVEY ABSTRACT 267  
NUMBER OF BLOCKS: 2  
LINEAR FEET OF NEW STREETS: 1,143 FT.  
SUBMITTAL DATE: NOVEMBER 5, 2019  
DATE OF PLANNING & ZONING COMMISSION REVIEW: DECEMBER 4, 2019  
ACREAGE BY LOT TYPE: ROW: 2.635 ACRES  
DEVELOPED: 2 LOTS/23.467 ACRES  
SURVEYOR/ENGINEER: BGE, INC.

CHANDLER CREEK SECTION 10  
CAB. S, SLIDES 353-356  
P.R.W.C.



**BGE, Inc.**  
101 West Louis Henna Blvd., Suite 400  
Austin, TX 78728  
Tel: 512-879-0400 • www.bgeinc.com  
TBPE Registration No. F-1046  
TBPLS Licensed Surveying Firm No. 10106502

FP1911-03

G:\XC\Projects\Wilestone\6773--00\_Quick--Tract\_Survey\04\_Finals\Drawings\6773--00\_Quick--Tract\_Plot\_20191118.dwg, 11/20/2019 10:37 AM, mmlisk, 1:1

FINAL PLAT  
QUICK TRACT,  
SECTION 1

A SUBDIVISION OF 26.102 ACRES OF LAND LOCATED  
IN THE GW GLASSCOCK SURVEY, ABSTRACT NO. 267,  
WILLIAMSON COUNTY, TEXAS

STREET TABLE			
STREET	R.O.W. WIDTH	CENTERLINE LENGTH	AREA
COLLEGE PARK DRIVE	100 FT.	1,143 FT.	114,781 SQ. FT.

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	161.15'	890.00'	10°22'29"	S 15°46'26" E	160.93'
C2	39.27'	25.00'	90°00'00"	S 65°57'41" E	35.36'
C3	39.27'	25.00'	90°00'00"	N 24°02'19" E	35.36'
C4	160.98'	990.00'	9°19'00"	S 16°18'10" E	160.81'
C5	905.58'	990.00'	52°24'37"	S 05°14'38" W	874.34'
C6	961.86'	890.00'	61°55'19"	S 09°59'59" W	915.73'
C7	744.60'	990.00'	43°05'36"	S 09°54'08" W	727.17'
C8	800.71'	890.00'	51°32'51"	S 15°11'13" W	773.98'
C9	15.00'	990.00'	0°52'05"	S 15°04'13" W	15.00'
C10	190.98'	300.50'	36°24'52"	S 87°00'16" W	187.78'
C11	92.04'	80.50'	65°30'26"	N 11°19'20" E	87.11'
C12	136.13'	315.50'	24°43'18"	N 56°26'11" E	135.08'
C13	200.52'	315.50'	36°24'52"	N 87°00'16" E	197.16'
C14	129.66'	300.50'	24°43'18"	S 56°26'11" W	128.65'
C15	74.89'	65.50'	65°30'26"	S 11°19'20" W	70.87'
C16	15.00'	890.00'	0°57'56"	N 15°03'15" E	15.00'
C17	295.07'	315.50'	53°35'08"	N 42°00'16" E	284.43'
C18	16.01'	890.00'	1°01'50"	N 02°49'08" W	16.01'
C19	117.80'	195.50'	34°31'26"	N 03°51'20" W	116.03'
C20	114.45'	180.50'	36°19'45"	S 02°57'11" E	112.54'
C21	281.04'	300.50'	53°35'08"	S 42°00'16" W	270.91'
C22	15.80'	990.00'	0°54'52"	S 04°57'45" E	15.80'
C23	394.92'	890.00'	25°25'25"	S 28°14'56" W	391.68'
C24	262.13'	890.00'	16°52'30"	S 06°08'02" W	261.18'
C25	112.65'	890.00'	7°15'09"	S 06°57'38" E	112.58'
C26	107.56'	990.00'	6°13'29"	S 08°31'55" E	107.50'
C27	330.74'	990.00'	19°08'29"	S 05°03'56" W	329.20'
C28	275.51'	990.00'	15°56'41"	S 23°28'36" W	274.62'

NUMBER	BEARING	DISTANCE
L1	S 74°47'18" E	49.13'
L2	N 74°47'18" W	49.17'
L3	S 20°55'42" E	15.00'
L4	N 15°12'42" E	96.60'
L5	S 21°12'10" E	15.00'
L6	S 69°02'19" W	4.15'
L7	S 21°04'18" E	120.50'
L8	N 21°04'18" W	110.50'
L9	S 66°44'02" W	31.47'
L10	N 66°44'02" E	26.18'
L11	N 69°02'19" E	19.97'
L12	N 20°57'41" W	10.00'
L13	N 21°07'03" W	35.15'
L14	S 21°07'03" E	35.19'
L15	S 15°12'42" W	105.44'
L16	S 68°47'50" W	79.81'
L17	S 66°44'02" W	63.14'
L18	S 69°04'35" W	17.65'
L19	N 20°55'25" W	15.00'
L20	N 69°04'35" E	17.35'
L21	N 66°44'02" E	67.80'

DESCRIPTION OF A 26.102--ACRE TRACT OF LAND SITUATED  
WILLIAMSON COUNTY, TEXAS

ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE GW GLASSCOCK SURVEY, ABSTRACT NO. 267, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF TRACTS I AND II AS CONVEYED TO EDWARD QUICK, ET AL BY WARRANTY DEED RECORDED IN DOCUMENT NO. 2016059259 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FURTHER DESCRIBED AS BEING A PORTION OF THAT CALLED 32.67--ACRE TRACT OF LAND AS CONVEYED TO OSCAR QUICK BY DEED RECORDED IN VOLUME 99, PAGE 31 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PORTION OF A CALLED 75--ACRE TRACT OF LAND DESCRIBED AS TRACT THREE AS CONVEYED TO OSCAR QUICK BY PARTITION DEED RECORDED IN VOLUME 92, PAGE 74--77 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for POINT OF REFERENCE at a 1/2--inch iron rod found at the intersection of the north right-of-way line of Old Settlers Boulevard (variable width right-of-way) with the west right-of-way line of Bluffs Landing Way (65 feet wide right-of-way), as dedicated by BLUFFS LANDING SENIOR VILLAGE, a plat recorded in Cabinet EE, Slides 371--372 of the Official Public Records of Williamson County, Texas; Thence, with the west right-of-way line of said Bluffs Landing Way, N 21°07'03" W, pass a 1/2--inch iron rod with cap stamped 'BGE INC" set at the southeast corner of the remaining portion of the above described Quick 32.67--acre tract, and continuing on for a total distance of 389.62 feet to a 1/2--inch iron rod with cap stamped 'BGE INC" set for the most easterly southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, leaving said Bluffs Landing Way right-of-way and over and across said Quick 32.67--acre tract, 375 feet northerly of and parallel with the north right-of-way line of said Old Settlers Boulevard, S 69°02'19" W, a distance of 790.17 feet to a 1/2--inch iron rod with cap stamped 'BGE INC" set for an interior corner of the herein described tract and the point of curvature of a non-tangent curve to the left;

THENCE, continuing over and across said Quick 32.67--acre tract, along said curve to the left, an arc distance of 161.15 feet, having a radius of 890.00 feet, a central angle of 10°22'29" and a chord which bears S 15°46'26" E a distance of 160.93 feet to a 1/2--inch iron rod with cap stamped 'BGE INC" set for a point of tangency;

THENCE, continuing over and across said Quick 32.67--acre tract, S 20°57'41" E a distance of 189.73 feet to a 1/2--inch iron rod with cap stamped 'BGE INC" set for a point of curvature of a curve to the left;

THENCE, continuing over and across said Quick 32.67--acre tract, along said curve to the left, an arc distance of 39.27 feet, having a radius of 25.00 feet, a central angle of 90°00'00" and a chord which bears S 65°57'41" E a distance of 35.36 feet to a 1/2--inch iron rod with cap stamped 'BGE INC" set on the north right-of-way line of said Old Settlers Boulevard, for the most southerly southeast corner of the herein described tract;

THENCE, with the north right-of-way line of said Old Settlers Boulevard, S 69°02'19" W a distance of 150.00 feet to a 1/2--inch iron rod with cap stamped 'BGE INC" set for the most southerly southwest corner of the herein described tract and a point of curvature of a non-tangent curve to the left, from which a 1/2--inch iron rod found for the southwest corner of said Quick 75--acre tract bears S 69°02'19" W a distance of 1,928.98 feet;

THENCE, leaving the north right-of-way line of said Old Settlers Boulevard and over and across said Quick 32.67--acre tract, along said curve to the left, an arc distance of 39.27 feet, having a radius of 25.00 feet, a central angle of 90°00'00" and a chord which bears N 24°02'19" E a distance of 35.36 feet to a 1/2--inch iron rod with cap stamped 'BGE INC" set for a point of tangency;

THENCE, continuing over and across said Quick 32.67--acre tract, N 20°57'41" W a distance of 189.73 feet to a 1/2--inch iron rod with cap stamped 'BGE INC" set for a point of curvature of a curve to the right;

THENCE, continuing over and across said Quick 32.67--acre tract, along said curve to the right, an arc distance of 160.98 feet, having a radius of 990.00 feet, a central angle of 09°19'00" and a chord which bears N 16°18'10" W a distance of 160.81 feet to a 1/2--inch iron rod with cap stamped 'BGE INC" set for an interior corner of the herein described tract;

THENCE, continuing over and across said Quick 32.67--acre tract and over and across said Quick 75--acre tract, 375 feet northerly of and parallel with the north right-of-way line of said Old Settlers Boulevard, S 69°02'19" W a distance of 991.47 feet to a 1/2--inch iron rod with cap stamped 'BGE INC" set for the most westerly southwest corner of the herein described tract;

THENCE, continuing over and across said Quick 75--acre tract, N 21°25'53" W a distance of 357.68 feet to a 1/2--inch iron rod with cap stamped 'BGE INC" set for the northwest corner of the herein described tract;

THENCE, continuing over and across said Quick 75--acre tract, N 44°04'32" E a distance of 623.53 feet to a 3/4--inch iron pipe found at the northwest corner of said Quick 32.67--acre tract and at the southwest corner of a called 93.74--acre tract of land as conveyed to Ardalia Martin by Warranty Deed recorded in Volume 2571, Page 709 of the Deed Records of Williamson County, Texas, for an angle point in the north line of the herein described tract;

THENCE, with the north line of said Quick--32.67 acre tract and a southerly line of said Martin tract, N 68°47'50" E a distance of 1,319.10 feet to a 1/2--inch iron rod with cap stamped 'BGE INC" set on the west right-of-way line of said Bluffs Landing Way, at the northeast corner of said Quick--32.67 acre tract, for the northeast corner of the herein described tract, from which a 1/2--inch iron rod found with cap stamped "ALL POINTS" bears N 68°47'50" E a distance of 8.08 feet;

THENCE, with the west right-of-way line of said Bluffs Landing Way, S 21°07'03" E, pass a 1/2--inch iron rod found with cap stamped "ALL POINTS" at a distance of 27.04 feet and continuing on for a total distance of 626.38 feet to the POINT OF BEGINNING and containing 26.102 acres of land, more or less



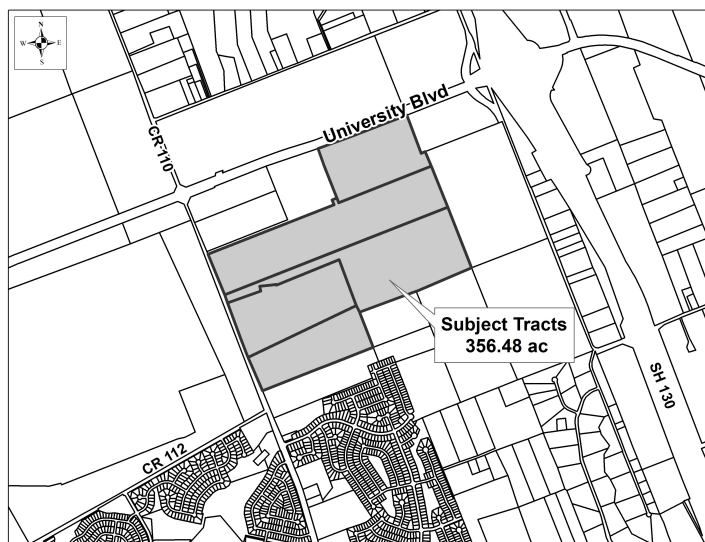
BGE, Inc.  
101 West Louis Henna Blvd., Suite 400  
Austin, TX 78728  
Tel: 512-879-0400 • www.bgeinc.com  
TBPE Registration No. F-1046

FP1911--03 TBPLS Licensed Surveying Firm No. 10106502

G:\TxC\Projects\Milestone\6773-00\_Quick\_Survey\04\_Finals\Drawings\6773-00\_Quick\_Tract\_Plat\_20191118.dwg, 11/20/2019 10:37 AM, mmisick, 1:1

FP1911-03 TBPLS Licensed Surveying Firm No. 10106502

## Salerno Preliminary Plat PRELIM PLAT PP1910-002



**CASE PLANNER:** CAITLYN REEVES

**REQUEST:** Preliminary Plat approval

**ZONING AT TIME OF APPLICATION:** SF-3 (Single Family-Mixed Lot) and C-1a (General Commercial - Limited)

**DESCRIPTION:** 356.48 acres out of the H. Millard Survey, Abstract No. 452.

**CURRENT USE OF PROPERTY:** Rural Residential

**GENERAL PLAN LAND USE DESIGNATION:** Residential and Commercial

**ADJACENT LAND USE:**

North: University Boulevard Right-of-Way (unzoned).

South: Sienna Subdivision - Unzoned ETJ

East: Rural residential -Unzoned ETJ

West: CR110 Right-of-Way (Unzoned) & Commercial - Unzoned ETJ.

**PROPOSED LAND USE:** Single Family Residential and Medium Density Commercial

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	1189	208.84
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	9	10.93
Industrial:	0	0
Open/Common Space:	28	44.94
ROW:	0	76.94
Parkland:	0	0
Other:	27	14.83
<b>TOTALS:</b>	<b>1254</b>	<b>356.48</b>

**Owner:**  
Michael and Nancy Ohlendorf  
1845 FM 1977  
Martindale, TX 78665

**Agent:**  
Carlson, Brigrance & Doering, Inc.  
Geoff Guerrero  
5501 W. William Cannon Drive  
Austin, TX 78749

## Salerno Preliminary Plat PRELIM PLAT PP1910-002

**HISTORY:** The Planning and Zoning Commission approved the Concept Plan (CP1902-001) for this 356.48-acre tract on May 15, 2019. The tract was annexed into the City on June 27, 2019 and zoned SF-3 (Single Family – Mixed Lot) and C-1a (General Commercial – Limited). Additionally, on June 27, 2019, a General Plan amendment (GP1903-001) was approved by City Council to allow for the commercial land use designation along University Boulevard.

**DATE OF REVIEW:** December 4, 2019

**LOCATION:** Southwest of the intersection of University Boulevard and SH-130 and east of CR 110.

### STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designates the tract for both residential and commercial uses. There are two zoning districts within this subdivision. The commercial lots account for 10.93 acres along University Boulevard and are zoned C-1a (General Commercial-Limited). The C-1a district allows for medium intensity commercial uses such as fuel sales, office, restaurants/bars, and retail sales and services. The C-1a has orientation requirements for buildings facing a public street along with articulation and elevation variation standards.

The remaining portion of the subject tract is zoned SF-3 (Single Family-Mixed Lot). The SF-3 zoning district provides for three types of single-family lots: estate lots of at least 10,000 square feet with a minimum lot width of 70' by 110' deep; standard lots with at least 6,500 square feet with a minimum lot width of 50'; and small lots of at least 5,000 square feet with a minimum lot width of 40'. The SF-3 district requires a mix of the three lot types: estate lots shall comprise at minimum 40% of the total number of lots; standard lots a minimum of 30%; and small lots a minimum of 30%. A subdivision may contain a different lot mix such as fewer estate lots and more small lots than outlined above if it has a connectivity index of 1.4 or greater and includes additional design features.

This preliminary plat includes 1189 single family lots, 160 estate lots (13.46%), 505 standard lots (42.47%), and 524 small lots (44.07%) with a connectivity index of 1.51. This subdivision will also include enhanced design features such as arterial and collector road landscaping, enhanced detention facilities and bridge/culvert design, usable open spaces, or natural stone or brick subdivision walls.

Compliance with the Concept Plan: As shown, this Preliminary Plat is in compliance with the approved Concept Plan (CP1902-001).

Traffic, Access and Roads: A Traffic Impact Analysis (TIA) was approved on October 22, 2019. The subdivision has two major access points, one at the University Boulevard intersection with a north-south roadway (Salerno Estates) and another at the CR110 intersection with an east-west roadway (Avery-Nelson Parkway). These access points require the applicant to construct right and left turn storage lanes, deceleration lanes, provide pro-rata payment for two future signals, and construct two lanes of the CR112 extension (Avery-Nelson Parkway).

Water and Wastewater Service: Water service will be provided by Jonah Special Utility District (SUD). Two connections to existing Jonah SUD water mains will be made: the first connection along University Boulevard with a 16-inch waterline and, the second, at the northwest corner of the property along CR110 with a 12-inch waterline. Wastewater service will be provided by the City of Round Rock. The applicant intends to extend an 18-inch wastewater line to the subdivision from the main located on CR110.



**Salerno Preliminary Plat  
PRELIM PLAT PP1910-002**

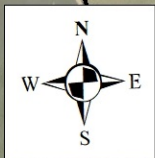
Drainage and Flood: A flood study (FLOOD1903-0003) was required for the proposed development and is currently pending revisions. A revision is required due to recently constructed improvements by Williamson County to storm drainage infrastructure on CR110. This directly impacts the routing and flows of flood waters. Staff will review a more detailed drainage plan prior to subdivision improvements.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Provide a revised Utility Schematic to include offsite wastewater improvements necessary to serve the subdivision prior to submittal of first Final Plat.
2. Provide approved flood study incorporating the roadway and storm drainage improvements along CR110 and make any necessary adjustments prior to submittal of first Final Plat.
3. Verify lot acreages in the acreage summary table to reflect correct acreages.
4. Prior to recordation of the first Final Plat, offsite improvements must be constructed and accepted, or a subdivision improvement permit issued with acceptable fiscal posted at 110% of total costs.





CR 110

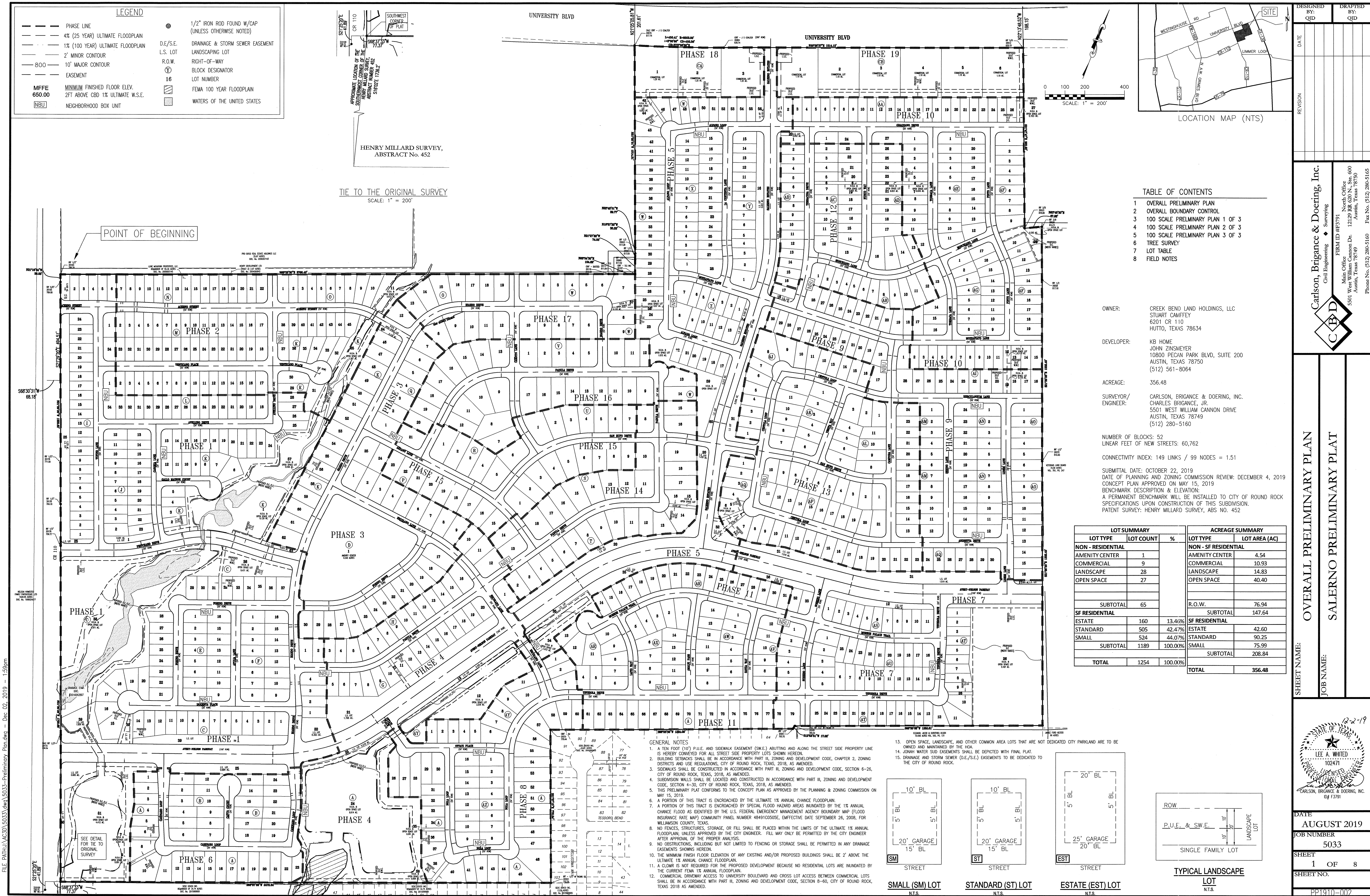
University Blvd

CR 112

SH 130

**Subject Tracts  
356.48 ac**





OVERALL PRELIMINARY PLAN

SHEET NAME:

SALERNO PRELIMINARY PLAT

JOB NAME:

DATE

AUGUST 2019

JOB NUMBER

5033

SHEET

1

OF

8

SHEET NO.

PP1910-002

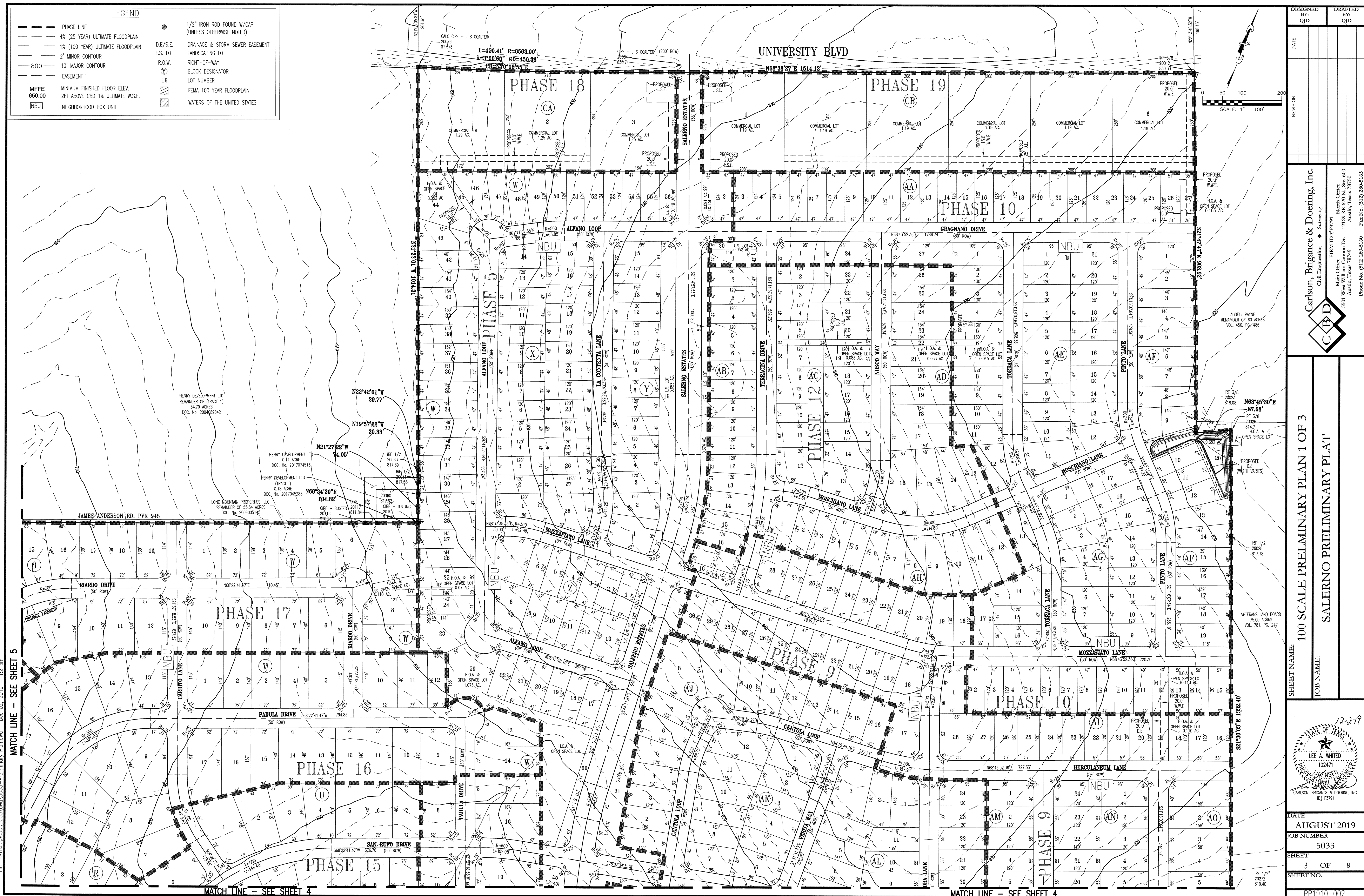
DESIGNED BY: QJD  
DATE:   
REVISION:   
DRAFTED BY: QJD

Carlson, Brigrance & Doering, Inc.  
Civil Engineering & Surveying  
FIRM ID #F3791  
Main Office: 5501 West William Cannon Dr., Austin, Texas 78750  
North Office: 12129 RR 620 N., Ste. 600, Austin, Texas 78750  
Phone No. (512) 280-5160 Fax No. (512) 280-5165

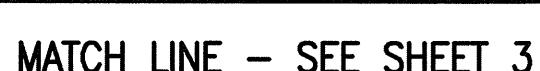






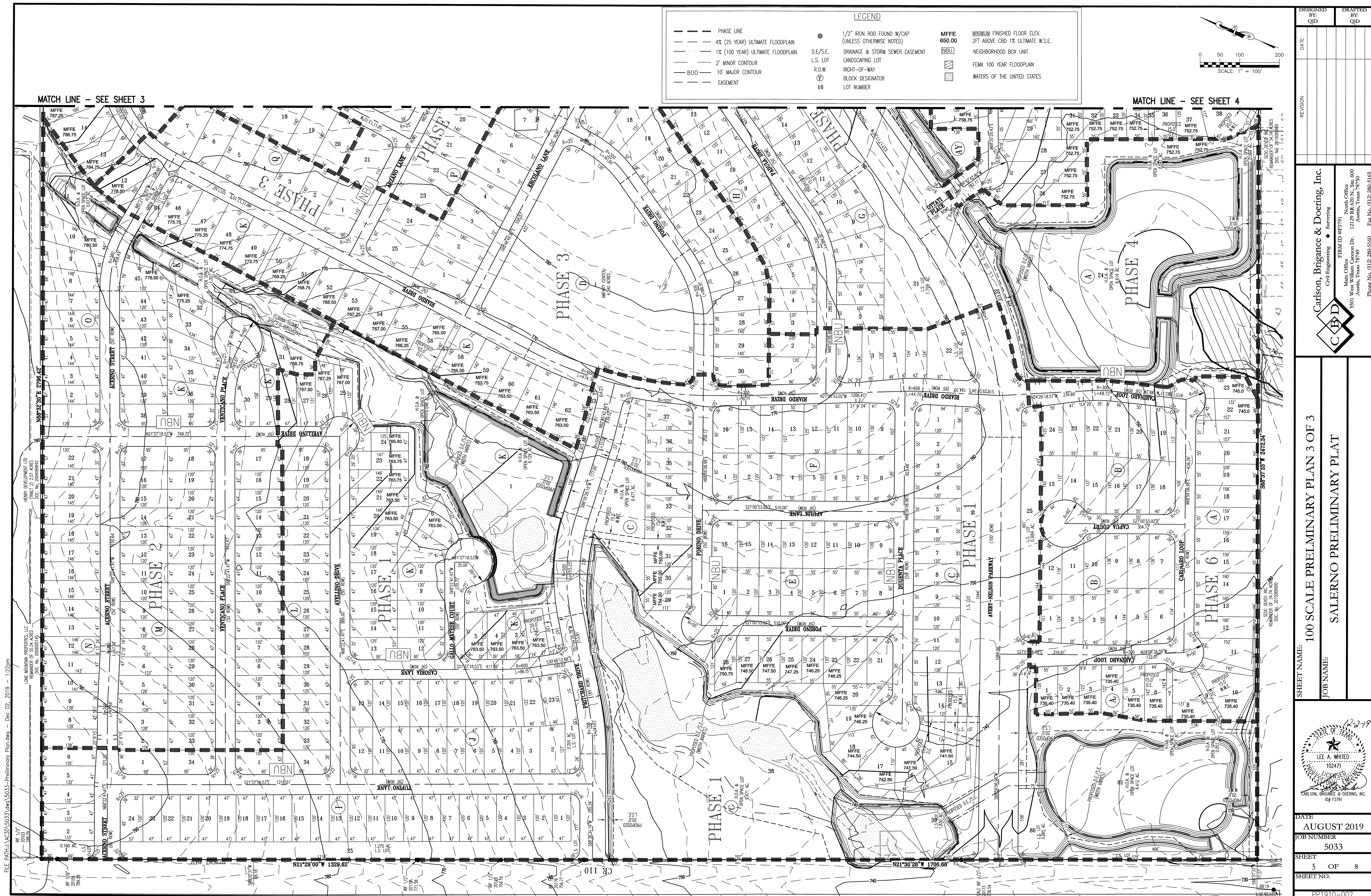






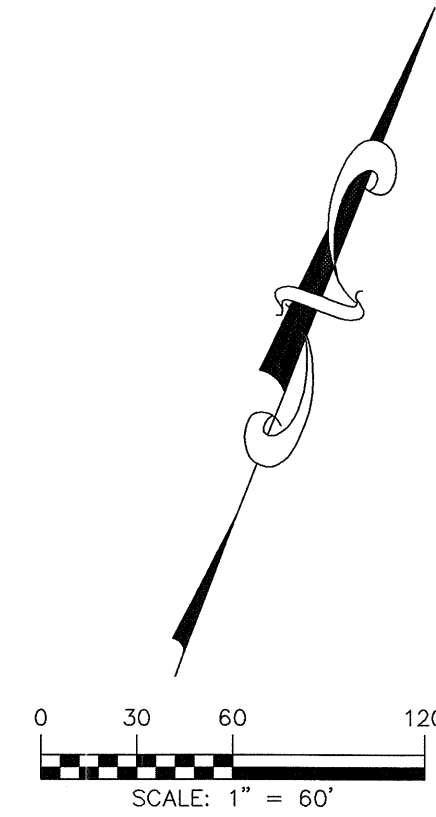
DESIGNED BY: QJD	DRAFTED BY: QJD
DATE	
REVISION	
<div style="display: flex; justify-content: space-between;"> <div> <p><b>Carlson, Brigrance &amp; Doering, Inc.</b></p> <p>Civil Engineering ♦ Surveying</p> <p><b>C B D</b></p> <p>FIRM ID #B7391</p> <p>Main Office      North Office            5501 West William Causson Dr.    12129 RR 620 N., Ste. 600            Austin, Texas 78750                  Austin, Texas 78750</p> <p>Phone No. (512) 280-5160      Fax No. (512) 280-5165</p> </div> <div> <p><b>100 SCALE PRELIMINARY PLAN 2 OF 3</b></p> <p><b>SALERNO PRELIMINARY PLAT</b></p> </div> </div>	
<p><b>SHEET NAME:</b></p> <p><b>JOB NAME:</b></p>	
<p>DATE: <b>AUGUST 2019</b></p> <p>JOB NUMBER: <b>5033</b></p> <p>SHEET: <b>4 OF 8</b></p> <p>SHEET NO. <b>PP1910-002</b></p>	









NOTE: NO MONARCH TREES ONSITE



**LEGEND**

 DRIP LINE OF TREE TO BE SAVED

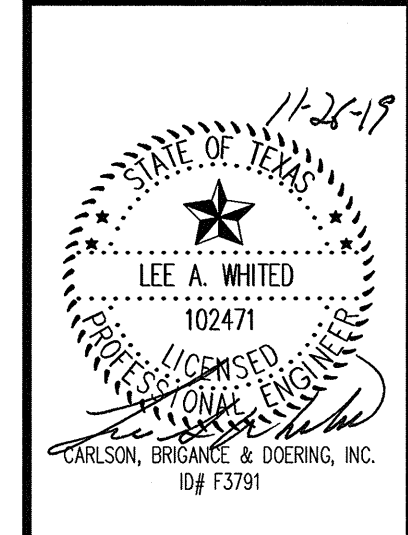
 DRIP LINE OF TREE TO BE REMOVED

[illegible]

**Carlson, Briggance & Doering, Inc.**  
Civil Engineering ♦ Surveying  
FIRM ID #F3791

Main Office	North Office
5501 W. Anderson Dr.	12129 W. Anderson Dr.
Austin, Texas 78749	Austin, Texas 78750
Phone No. (512) 280-5160	Fax No. (512) 280-5165

SHEET NAME:	TREE SURVEY
JOB NAME:	SALERNO PRELIMINARY PLAT



DATE	AUGUST 2019		
JOB NUMBER	5033		
SHEET	6	OF	8
SHEET NO.			







356.482 ACRES  
(15,528,354 SQ. FT.)  
HENRY MILLARDSURVEY, ABSTRACT NO. 452  
WILLIAMSON COUNTY TEXAS  
ALTA SURVEY

356.482 ACRES  
(15,528,354 SQ. FT.)  
HENRY MILLARDSURVEY, ABSTRACT NO. 452  
WILLIAMSON COUNTY TEXAS  
ALTA SURVEY

FIELD NOTES

BEING ALL OF THAT CERTAIN 356.482 ACRE (15,528,354 SQ. FT.) TRACT OF LAND OUT OF AND PART OF THE HENRY MILLARD SURVEY, ABSTRACT NUMBER 452, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING TRACT A: TRACT I, A CALLED 64.508 ACRE TRACT OF LAND CONVEYED TO CREEK BEND LAND HOLDINGS, LLC RECORDED IN DOCUMENT NUMBER 2009047398, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), AND TRACT A: TRACT II, BEING THE REMAINDER OF A CALLED 55.34 ACRE TRACT OF LAND CONVEYED TO LONE MOUNTAIN PROPERTIES, LLC RECORDED IN DOCUMENT NUMBER 2009050445 (O.P.R.W.C.TX.) AND A CALLED 0.07 ACRE TRACT OF LAND CONVEYED TO LONE MOUNTAIN PROPERTIES, LLC RECORDED IN DOCUMENT NUMBER 2017074514 (O.P.R.W.C.TX.), AND BEING TRACT B: TRACT I AND TRACT III, THE REMAINDER OF A CALLED 196.96 ACRE TRACT OF LAND CONVEYED NANCY KAY PRITCHARD OHLENDORF, TRUSTEE OF THE STEPHEN LEE PRITCHARD FAMILY TRUST, AND NANCY KAY PRITCHARD OHLENDORF FAMILY TRUST, NANCY KAY PRITCHARD OHLENDORF, TRUSTEE, RECORDED IN VOLUME 1980, PAGE 972, DEED RECORDS, WILLIAMSON COUNTY, TEXAS (D.R.W.C.TX.), AND TRACT B: TRACT 2, BEING THE REMAINDER OF A CALLED 104.6 ACRE TRACT OF LAND CONVEYED TO MICHAEL W. OHLENDORF, NANCY K. OHLENDORF, JENNIFER L. PRITCHARD AND ANDREW S. PRITCHARD RECORDED IN DOCUMENT NUMBER 2011085212 (O.P.R.W.C.TX.), SAID 356.482 ACRE (15,528,354 SQ. FT.) TRACT OF LAND, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 1/2" iron rod found for the northwestern corner of said remainder of a called 104.6 acre tract, being in the eastern right-of-way line of County Road 110 (R.O.W. varies), and also being the southwestern corner of that certain 2.07 acre tract of land (Tract 2) conveyed to Henry Development, LTD. recorded in Document Number 2004089842 (O.P.R.W.C.TX.), and being the most westerly northwest corner and the **POINT OF BEGINNING** for the herein described tract,

**THENCE**, with the common boundary line of said remainder of a called 55.34 acre tract and said 2.07 acre tract, N68°32'30"E, a distance of 2796.42 feet to a capped iron rod found, being the southwest corner of a called 0.18 acre tract of land (Tract I) conveyed to Henry Development LTD. recorded in Document Number 2017045283 (O.P.R.W.C.TX.), and being a southeast corner of a called 0.14 acre tract of land conveyed to Henry Development LTD. recorded in Document Number 201707074513 (O.P.R.W.C.TX.), and being the northwest corner of said 0.07 acre tract,

**THENCE**, with the common boundary line of said 0.18 acre tract and said 0.07 acre tract, N68°34'30"E, a distance of 104.82 feet to a capped 1/2" iron rod found, being the southeast corner of said 0.18 acre tract, being the northeast corner of said 0.07 acre tract, and being in the southwest line of said remainder of a called 55.34 acre tract,

**THENCE**, with the common boundary line of said remainder of a called 55.34 acre tract, said 0.18 acre tract, said 2.07 acre tract, said 0.14 acre tract, and that certain 34.70 acre tract (Tract 1) conveyed to Henry Development LTD. recorded in said Document Number 2004089842 the following four (4) courses and distances, numbered 1 through 4,

1. N21°27'22"W, a distance of 74.05 feet to a 1/2" iron rod found,
2. N19°57'22"W, a distance of 30.33 feet to 1/2" iron rod found,
3. N22°42'01"W, a distance of 29.77 feet to a 1/2" iron rod found, and
4. N21°32'01"W, a distance of 1014.31 feet to a capped iron rod found, at the point of curvature for a curve to the left, being the northwest corner of said 55.34 acre tract, also being the northeast corner of said 34.70 acre tract, and being in the southern right-of-way line of University Boulevard (200' R.O.W.), from which a 5/8" iron rod found in the northern right-of-way of said University Boulevard and being in the

J:\AC3D\4974-034\FIELD NOTES\FN-ALTA SURVEY

356.482 ACRES  
(15,528,354 SQ. FT.)  
HENRY MILLARDSURVEY, ABSTRACT NO. 452  
WILLIAMSON COUNTY TEXAS  
ALTA SURVEY

southwest corner of said 22.31 acre tract, being the northeast corner of the remainder of that certain 34.74 acre tract of land conveyed to SEDC Devco Inc. recorded in Document Number 2015089800 (O.P.R.W.C.TX.), and being the northeast corner of that certain 100 acre tract conveyed to Fred Liardon in Volume 131, Page 131, (D.R.W.C.TX.),

**THENCE**, with a south line of said 196.96 acre tract and the north line of said 100 acre tract, S68°37'33"W, a distance of 2472.34 feet to a 1/2" iron rod found, being the southwest corner of said 196.96 acre tract, being the northwest corner of said 34.74 acre tract, being in the northern boundary line of said 100 acre tract, and being in the east right-of-way line of said County Road 110, from which a 1/2" iron rod found for the southwest corner of said 34.74 acre tract bears S21°20'42"E, a distance of 616.07 feet,

**THENCE**, with the common boundary line of said 196.96 acre tract, said 64.508 acre tract, and said 104.6 acre tract, the following three (3) courses and distances, numbered 1 through 3,

1. N21°30'28"W, a distance of 1700.68 feet to a 1/2" iron rod found,
2. N21°29'00"W, passing a 1/2" iron rod found for the northwest corner of said 64.508 acre tract, being a southwest corner for said 196.96 acre tract, for a total distance of 1329.62 feet to a 1/2" iron rod found, and
3. N21°16'34"W, a distance of 39.02 feet to the **POINT OF BEGINNING** and containing 356.482 acres (15,528,354 sq. ft.) of land.

Surveyed by:

AARON V. THOMASON, RPLS NO. 6214  
**Carlson, Brigrance and Doering, Inc.**  
5501 West William Cannon  
Austin, TX 78749  
Ph: 512-280-5160 Fax: 512-280-5165  
aaron@cbrdeng.com



BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203)

J:\AC3D\4974-034\FIELD NOTES\FN-ALTA SURVEY

south line of a called 167.558 acre tract of land described in Document Number 2017057905 (O.P.R.W.C.TX.) bears N21°29'53"W, a distance of 200.43 feet,

**THENCE**, with the common boundary line of said 55.34 acre tract and said University Boulevard, the following two (2) courses and distances, numbered 1 and 2,

1. With said curve to the left, having a radius of 8563.00 feet, an arc length of 450.41 feet, and whose chord bears N70°08'55"E, a distance of 450.36 feet to a capped iron rod found, and
2. N68°38'27"E, a distance of 1514.12 feet to a 5/8" iron rod found, being the northeast corner of said 55.34 acre tract, being a northwest corner of the remainder of a called 60 acre tract of land conveyed to Audell Payne recorded in Volume 456, Page 486, Deed Records Williamson County, Texas, and being the north corner of the herein described tract, from which a 5/8" iron rod found in the northern right-of-way of said University Boulevard being a southeast corner of said 167.558 acre tract and being a southeast corner of said 60 acre tract bears N21°40'02"W, a distance of 199.93 feet,

**THENCE**, with the common boundary line of said 55.34 acre tract and said 60 acre tract, the following two (2) courses and distances, numbered 1 and 2,

1. S21°47'47"E, a distance of 903.92 feet to a 3/8" iron rod found, and
2. N63°45'30"E, a distance of 87.68 feet to a 3/8" iron rod found, being an exterior corner in the eastern boundary line of said 55.34, being the northwest corner of a called 75 acre tract of land conveyed to Veterans Land Board recorded in Volume 781, Page 247, Deed Records Williamson County, Texas,

**THENCE**, with the common boundary line of said remainder of a called 55.34 acre tract, said 104.6 acre tract, said 196.96 acre tract, and said 75 acre tract, the following three (3) courses and distances, numbered 1 through 3,

1. S21°35'40"E, a distance of 268.79 feet to a 1/2" iron rod found,
2. S21°26'17"E, a distance of 913.49 feet, and
3. S21°30'03"E, a distance of 1332.40 feet to a capped 1/2" iron rod set stamped "CBD SETSTONE", for the southeast corner of said 196.96 acre tract, being the northeast corner of that certain 72.099 acre tract of land conveyed to Eleanor, Jacob, and Dorothea Olson recorded in Volume 595, Page 131 (D.R.W.C.TX.),

**THENCE**, with the common boundary line of said 196.96 acre tract and said 72.099 acre tract, S68°30'08"W, a distance of 1252.61 feet to a 1/2" iron rod found, being an angle point in the southern boundary line of said 196.96 acre tract, also being the northwest corner of said 72.099 acre tract, and also being the northeast corner of a called 22.31 acre tract of land conveyed to SEDC Devco Inc. recorded in Document Number 2015089805 (O.P.R.W.C.TX.),

**THENCE**, with the common boundary line of said 196.96 acre tract and said 22.31 acre tract, the following two (2) courses and distances, numbered 1 and 2,

1. S12°52'51"W, a distance of 17.02 feet to a 1/2" iron rod found, and
2. S68°23'05"W, a distance of 1224.09 feet to a capped iron rod found, being the northwest corner of said 22.31 acre tract, and being an interior corner on the south line of said 196.96 acre tract, from which a 1/2" iron rod found for the southeast corner of said 64.508 acre tract bears N20°22'51"W, a distance of 59.77 feet,

**THENCE**, with the common boundary corner of said 196.96 acre tract and said 22.31 acre tract, S21°37'15"E, a distance of 776.54 feet to a 1/2" iron rod found, being a southeast corner of said 196.96 acre tract, being the

J:\AC3D\4974-034\FIELD NOTES\FN-ALTA SURVEY

DESIGNED BY: QJD	DRAFTED BY: QJD
DATE	
REVISION	
<div>Carlson, Brigrance &amp; Doering, Inc. Civil Engineering ♦ Surveying FIRM ID #F3791 North Office 12120 RM 620 N, Ste. 600 Austin, Texas 78750 Main Office 5501 West William Cannon Dr Austin, Texas 78749 Phone No. (512) 280-5160 Fax No. (512) 280-5165</div>	
SHEET NAME: FIELD NOTES	
JOB NAME: SALERNO PRELIMINARY PLAT	
<div>11-26-19 STATE OF TEXAS LEE A. WHITE 10247 REGISTERED PROFESSIONAL SURVEYOR CARLSON, BRIGRANCE &amp; DOERING, INC. ID# F3791</div>	
DATE AUGUST 2019	
JOB NUMBER 5033	
SHEET 8 OF 8	
SHEET NO.	
PP1910-002	



## Definitions and Flood Damage Prevention CODE AMENDMENT

**DATE:** December 4, 2019

**CODE AMENDMENT SECTIONS:** Part III – Zoning and Development Code: Chapter 1, Article III, Section 1-50 regarding definitions; and, Chapter 8, Article X, Division 12, Section 8-160(b) and 8-161(a) and (b)(1)(f) regarding flood damage prevention

**STAFF REVIEW AND ANALYSIS:** The City participates in the National Flood Insurance Program (NFIP) that is administered by the Federal Emergency Management Agency of the US Department of Homeland Security (FEMA). This participation provides all citizens of the City with the opportunity to purchase flood insurance. In order to participate, the City must adopt and enforce Flood Damage Prevention (FDP) regulations acceptable to FEMA.

Effective December 20, 2019, FEMA is issuing a revised Flood Insurance Study (FIS) for Williamson County, Texas and Incorporated Areas that contains new Flood Insurance Rate Maps (FIRMs). This FIS revision encompasses a large portion of the City. The FEMA FIS and FIRMs are important components of the City's floodplain management efforts, providing flood risk information used by the City, the development community, property owners and renters, and, by lenders and flood insurance professionals.

Because of the upcoming FIS revision, FEMA asked to review the City's FDP regulations and subsequently requested that the definition of "Development" be amended. In September 2018, recodification of the City's Code occurred which removed definitions from the City's FDP regulations and combined them with other definitions in the Code; part of the definition of "Development" was eliminated in the recodification. This ordinance will amend the definition of "Development" as required by FEMA.

FEMA also requested an addition to a notifications section in the City's FDP regulations. This ordinance will add "TCEQ" to the notifications section as requested by FEMA.

In order to avoid confusion, City staff believes that it is prudent that City Code refer to the latest effective FIS for both Williamson and Travis Counties, although not technically required because City Code provides for automatic reference to any FIS revisions issued by FEMA. This ordinance will amend the date references to show the latest FIS dates for both counties.

Under the City's FDP regulations, the City is required to designate a Floodplain Administrator. Currently, the Floodplain Administrator is the City Engineer which is an employee within the Utilities and Environmental Services Department (UES). The City Engineer position is not a permanent City position, therefore City staff believes it would be prudent to designate the UES Director, or the Director's designee, as Floodplain Administrator. The UES Director could of course then serve as the Floodplain Administrator, or designate the City Engineer or other position as the City's Floodplain Administrator as he/she determines appropriate. This ordinance will provide this re-designation.

### **RECOMMENDED MOTION:**

Staff recommends approval of this Code Amendment.

ORDINANCE NO. O-2019-\_\_\_\_\_

AN ORDINANCE AMENDING ZONING AND DEVELOPMENT CODE, CHAPTER 1, ARTICLE III, SECTION 1-50 AND CHAPTER 8, ARTICLE X, DIVISION 12, SECTION 8-160(b) AND 8-161(a) and (b)(1)(f) REGARDING FLOOD DAMAGE PREVENTION, 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 1, Article III, Section 1-50, Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

CHAPTER 1. INTRODUCTORY PROVISIONS

Sec. 1-50. - Definitions.

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

Term	Definition
Development	The division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any buildings; any use or change in use of any buildings or land; any extension of any use of land or any clearing, grading, excavation or other movement of land, for which permission may be required pursuant to this Code. Includes reconstruction, alteration of the size, or material change in the external appearance of a structure; changes in intensity of land use; alteration of shores or banks of ponds, lakes, creeks or streams; and excavation for the construction, the moving, alteration, or repair, except ordinary repairs, of any building or other structure, including an accessory structure, exceeding 100 square feet in area. <u>For the purposes of Part III, Chapter 8, Article X, Division 12 of this Code, development shall also include any man-made change in improved and unimproved real estate, including but not limited to mining, dredging, filling, paving or drilling operations or storage of equipment or materials.</u>

1 II.

2 That Zoning and Development Code, Chapter 8, Article X, Division 12, Section 8-  
3 160(b), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby  
4 amended as follows:

5 CHAPTER 8. ZONING AND DEVELOPMENT STANDARDS  
6

7 Sec. 8-160. - General provisions.

- 8 (b) *Basis for establishing the areas of special flood hazard.* The areas of special flood hazard identified  
9 by the Federal Emergency Management Agency in a scientific and engineering report entitled "~~the~~  
10 "Flood Insurance Study for Williamson County, Texas and Incorporated Areas," dated ~~September 26,~~  
11 2008 December 20, 2019, and the "Flood Insurance Study for Travis County, Texas, and  
12 Incorporated Areas," dated ~~September 26, 2008 August 18, 2014,~~ with accompanying flood  
13 insurance rate maps, and any revisions thereto are hereby adopted by reference and declared to be  
14 a part of this section.

15  
16 II.

17 That Zoning and Development Code, Chapter 8, Article X, Division 12, Section 8-  
18 161(a) and (b)(1)(f), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is  
19 hereby amended as follows:

20 CHAPTER 8. ZONING AND DEVELOPMENT STANDARDS  
21

22 Sec. 8-161. - Administration.

- 23 (a) *Designation of the floodplain administrator.* The ~~city engineer-director of utilities and environmental~~  
24 ~~services or the director's designee~~ is hereby appointed the floodplain administrator to administer and  
25 implement the provisions of this article and other appropriate sections of 44 CFR (National Flood  
26 Insurance Program regulations) pertaining to floodplain management.
- 27 (b) *Duties and responsibilities of the floodplain administrator.*
- 28 (1) Duties and responsibilities of the floodplain administrator shall include, but not be limited to, the  
29 following:
- 30 a. Maintain and hold open for public inspection all records pertaining to the provisions of this  
31 article.
- 32 b. Review permit application to determine whether proposed building site, including the  
33 placement of manufactured homes, will be reasonably safe from flooding.
- 34 c. Review, approve or deny all applications from development permits required by adoption of  
35 this article.
- 36 d. Review permits for proposed development to assure that all necessary permits have been  
37 obtained from those federal, state or local governmental agencies (including section 404 of

the Federal Water Pollution Control Act Amendments of 1972, 33 USC 1344) from which prior approval is required.

- e. Make the necessary interpretation where interpretation is needed as to the exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions).
- f. Notify, in riverine situations, adjacent communities, ~~and~~ the state coordinating agency, which is the Texas Water Development Board (TWDB), and the Texas Commission on Environmental Quality (TCEQ), prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency.
- g. Ensure that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained.
- h. When base flood elevation data has not been provided in accordance with Sec. 8-160(b), obtain, review and reasonably utilize any base flood elevation data and floodway data available from a federal, state or other source, in order to administer the provisions of Sec. 8-162.
- i. Must require that no new construction, substantial improvements, or other development (including fill) shall be permitted within zones AI-30 and AE on the community's FIRM when a regulatory floodway has not been designated, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood

#### IV.

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

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

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



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

**Veterinary Clinics, Medical Office Uses, and Cosmetic Services  
CODE AMENDMENT**

**DATE:** December 4, 2019

**CODE AMENDMENT SECTIONS:** Chapter 2, Article III, Sections 2-35, 2-48, 2-77- and 2-91, Code of Ordinances (2018 Edition), regarding Veterinary Clinics, Medical Office Uses, and Cosmetic Services.

**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.

Veterinary Clinics

This ordinance adds veterinary clinics, small animals' as a permitted use in the C-1 (General Commercial), the C-1a (General Commercial - limited) and the LI (Light Industrial) zoning districts. This use is also added as permitted, with supplementary standards, in the C-2 (Local Commercial) and OF-1 (General Office) zoning districts. 'Veterinary clinics, livestock' is added as a permitted use, with supplementary standards, in the LI (Light Industrial) zoning district. This change restores these uses to their appropriate zoning districts.

Cosmetic Services in MU-2 & Medical Office in MU-1

This ordinance also adds 'cosmetic services' as a permitted use in the MU-2 (Mixed Use Downtown Medium Density) zoning district. This use was initially permitted in MU-2, but was mistakenly removed during the recent code codification process.

'Medical office' is added as a permitted use in the MU-1 (Mixed Use Historic Commercial Core) zoning district, except on Main Street between Mays and Sheppard. Supplementary standards also apply. Medical Office was never permitted in MU-1. The purpose of excluding it from MU-1 was to encourage more retail, entertainment, and restaurant uses in the downtown core. This goal has largely been achieved. Recently, an allergy clinic signed a lease for a property with MU-1 zoning without checking the permitted uses in this zoning district or discussing the matter with staff. Staff became aware of this issue once a building permit was submitted. Planning staff reviewed the matter and decided a code change to allow medical uses in MU-1, outside of the two-block historic district, would not be detrimental to the goals of the MU-1 district. Therefore, staff fast-tracked this proposed code change to give this business the opportunity to meet their lease obligations and move into their new office space on schedule.

**RECOMMENDED MOTION:** Staff recommends approval of the Code amendments.

ORDINANCE NO. O-2019-\_\_\_\_\_

AN ORDINANCE AMENDING ZONING AND DEVELOPMENT CODE, CHAPTER 2, ARTICLE III, SECTIONS 2-35, 2-48, 2-77 AND 2-91, CODE OF ORDINANCES (2018 EDITION), CITY OF ROUND ROCK, TEXAS, REGARDING VETERINARY CLINICS, MEDICAL OFFICE USES, AND COSMETIC SERVICES; 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 Chapter 2, Article III, Section 2-35 of the Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

**Sec. 2-35. - Permitted Uses in the Commercial Districts.**

Summary use table by commercial zoning district

Use	Zoning District			
	C-1	C-1a	C-2	Supplementary Use Standard
<b>P = Permitted    P/S = Permitted with supplementary use standards    SE = Special Exception needed - = Prohibited</b>				
<i>Residential Uses</i>				
Accessory Dwelling Unit	-	-	P/S	2-91(a)
Single-Family, Attached	P/S	P/S	-	2-91(hh)
Single-Family, Detached	P/S	P/S	-	2-91(hh)
Upper-Story Residential	P/S	P/S	P/S	2-91(kk)



<i>Public and Civic Uses</i>				
Colleges and Universities	P	P	-	
Community/Government Service	P	P	P/S	2-91(i)
Day Care	P	P	P/S	2-91(j)
Day Care over 10,000 sq. ft. located on an arterial roadway	P	P	SE	
Funeral Home	P	P	-	
Park, Community	P	P	P	
Park, Linear/Linkage	P	P	P	
Park, Neighborhood	P	P	P	
Passenger Terminal	P/S	P/S	-	2-91(z)
Place of Worship	P	P	P	
Place of Worship (with accessory uses not exceeding 2,500 sq. ft.)	P/S	P/S	P/S	2-91(aa)
Place of Worship (with accessory uses between 2,500 sq. ft. and 10,000 sq. ft.)	P/S	P/S	-	2-91(aa)
Public Safety Facility	P	P	P	
Schools: Business and Trade	P	P	-	
Self-Enclosed Monopole	P/S	P/S	-	2-91(qq)
Utility, Minor	P/S	P/S	P/S	2-91(mm)
Utility, Intermediate	P/S	P/S	P/S	2-91(mm)
WTF, Attached	P/S	P/S	P/S	2-91(qq)

WTF, Stealth	P/S	P/S	P/S	2-91(qq)
<i>Commercial Uses</i>				
Auto Body and Painting Shops	SE	-	-	
Auto Sales, Rental, or Leasing Facilities	P/S	P/S	-	2-91(f)
Auto Service Facilities	P/S	P/S	-	2-91(g)
Bed and Breakfast	P/S	-	P/S	2-91(h)
Call Center	P	P	-	
Carwash	P/S	P/S	-	2-91(i)
Children's Activity Centers	P	P	-	
Cosmetic Services	P	P	P/S	2-91(ee)
Dog Day Care, Indoor Kennel, Grooming, and Training Facility	P	P	P/S	2-91(m)
Event Center	P	P	-	
Fuel Sales	P	P	P/S	2-91(ee)
Hotel/Motel/Lodging	P	P	-	
Indoor Entertainment Activities	P	P	-	
Indoor Shooting and Archery Ranges	P/S	P/S	-	Chapter 6, Article IV
Microbrewery (with annual production not exceeding 6,000 barrels)	P	P	-	
Microbrewery (with annual production between 6,000—15,000 barrels)	SE	SE	-	
Office	P	P	P/S	2-91(u)

Office, Medical	P/S	P/S	P/S	2-91(v)
Office/Warehouse	P	-	-	
Outdoor Entertainment	SE	SE	-	2-91(w)
Parking, Commercial	P/S	P/S	-	2-91(j)
Residential to Office Conversion	P/S	P/S	P/S	2-91(cc)
Restaurants/Bars	P/S	P/S	P/S	2-91(dd)
Retail Sales and Services	P/S	P/S	P/S	2-91(ee)
Self-Service Storage	P/S	-	-	2-91(gg)
Sexually Oriented Businesses	P/S	-	-	Chapter 6, article III
Shooting and Archery Ranges	SE	SE	-	
Small-Scale Alcohol Production	P	P	-	
Sports Training Facilities/Specialty Gyms	P	P	-	
Urgent Care Facility	P/S	P/S	-	2-91(ll)
<u>Veterinary Clinics, Small Animals</u>	<u>P</u>	<u>P</u>	<u>P</u>	



## II.

That Chapter 2, Section 2-48 of the Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

### Sec. 2-48. - Permitted Uses in the Employment and Industrial Districts.

Summary use table by employment and industrial zoning district

Use	Zoning District						
	OF-1	OF-2	BP	LI	I	MI	Supplementary Use Standard
<b>P = Permitted    P/S = Permitted with supplementary use standards    SE = Special Exception needed    - = Prohibited</b>							
<i>Residential Uses</i>							
Accessory Dwelling Unit	P/S	-	-	-	-	-	2-91(a)
<i>Public and Civic Uses</i>							
Amenity Center	-	-	P/S	-	-	-	2-91(b)
Colleges and Universities	-	P	P	-	-	-	
Community/Government Services	P/S	P					2-91(k)
Day Care	P/S	P/S	P	-	-	-	2-91(l)
Day Care Facilities over 10,000 sq. ft. with frontage on a designated arterial roadway	SE	-	P	-	-	-	
Monopole	-	-	-	P/S	P/S	-	2-91(qq)
Park, Community	P	P	P	P	P	P	
Park, Linear/Linkage	P	P	P	P	P	P	

Park, Neighborhood	P	P	P	P	P	P	
Public Safety Facility	P	P	P	P	P	P	
Schools: Business or Trade	-	P	P	-	-	-	
Self-Enclosed Monopole	-	P/S	P/S	P/S	P/S	-	2-91(qq)
Utility, Minor	P/S	P/S	P/S	P/S	P/S	P/S	2-91(mm)
Utility, Intermediate	P/S	P/S	P/S	P/S	P/S	P/S	2-91(mm)
Utility, Major	-	-	-	P/S	P/S	-	2-91(mm)
WTF, Attached	P/S	P/S	P/S	P/S	P/S	P/S	2-91(qq)
WTF, Stealth	P/S	P/S	P/S	P/S	P/S	P/S	2-91(qq)
<i>Commercial Uses</i>							
Activity Centers, Children's	-	-	-	SE	-	-	
Auto Body and Painting Shops	-	-	-	P/S	P/S	-	2-91(e)
Auto Sales, Rental, or Leasing Facilities	-	-	P/S	-	-	-	2-91(f)
Call Center	-	P	P	-	-	-	
Carwash	-	-	-	P/S	P/S	-	2-91(i)
Cosmetic Services	P	P/S	-	-	-	-	2-91(ee)
Heavy Equipment and Large Vehicle Sales and Leasing	-	-	-	-	P	-	
Large Vehicle and Equipment Repair	-	-	-	-	P/S	-	2-91(e)
Office	P	P	P	P	P	-	
Office, Medical	P/S	P/S	P/S	-	-	-	2-91(v)

Office/Warehouse	-	-	-	P	P	-	
Outdoor Shooting and Archery Ranges	-	-	-	P/S	P/S	-	Chapter 6, Article IV
Parking, Commercial	-	P/S	P/S	P	P	-	2-91(j)
Residential to Office Conversion	P/S	-	-	-	-	-	2-91(cc)
Restaurant/Bar	-	P/S	P/S	-	-	-	2-91(dd)
Retail Sales and Services consisting of predominantly outdoor storage or consumer loading areas	-	-	-	P	P	-	
Retail Sales and Services	-	P/S	P/S	-	-	-	2-91(ee)
Self-Service Storage	-	-	-	P/S	P/S	-	2-91(gg)
Shooting and Archery Ranges	-	-	-	SE	SE	SE	
Small-Scale Alcohol Production	-	-	P/S	P	P		2-91(ii)
Sports Training Facilities/Specialty Gyms	-	-	-	SE	-	-	
Urgent Care Facility	P/S	-	-	-	-	-	2-91(ll)
Vehicle Storage and Towing	-	-	-	-	P	-	
<u>Veterinary Clinics, Small Animals</u>	<u>P</u>	<u>P</u>	<u>-</u>	<u>P</u>	<u>P</u>	<u>-</u>	
<i>Industrial Uses</i>							
Light Industrial Services, Manufacturing, and Assembly	-	-	P/S	P	P	-	2-91(s)
Mineral Extraction	-	-	-	-	-	P	
Warehouse and Freight Movement	-	-	-	P	P	-	



Waste-Related Services	-	-	-	P/S	-	-	2-91(qq)
Wholesale Trade	-	-	P	P	P	-	

### III.

That Chapter 2, Article III, Section 2-77 of the Code of Ordinances (2018 Edition),  
City of Round Rock, Texas, is hereby amended to read as follows:

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

Summary use table by mixed-use and PUD zoning district

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

Villa	-	P	-	-		
<i>Public and Civic Uses</i>						
Community/Government Service	-	-	-	P/S		2-91(k)
Day Care	-	SE	-	SE		
Park, Community	-	P	P	P		
Park, Linear/Linkage	P	P	P	P		
Park, Neighborhood	P	P	P	P		
Passenger Terminal	SE	SE	-	SE		
Place of Worship	P	P	P	P		
Public Safety Facility	P	P	P	P		
Utility, Minor	P/S	P/S	P/S	P/S		2-91(mm)
Utility, Intermediate	P/S	P/S	P/S	P/S		2-91(mm)
WTF, Stealth	P/S	P/S	P/S	P/S		2-91(qq)
<i>Commercial Uses</i>						
Bed and Breakfast	-	P	P	P		
Cosmetic Services	P	<del>P</del>	-	P		
Event Center	P	SE	-	SE		
Hotel/Motel/Lodging	P/S	P/S	-	P		2-91(q)
Indoor Entertainment Activities	P/S	P/S	-	P/S		2-91(r)
Live/Work Units	P/S	P/S	P/S	P/S		2-91(t)

Office	P/S	P	P	P		2-91(u)
Office, Medical	<u>P/S</u> -	P/S	-	P/S		2-91(v)
Outdoor Entertainment	P	SE	-	SE		
Restaurant/Bar	P/S	P/S	-	P/S		2-91(dd)
Restaurants with Outdoor Cooking Areas	P	SE	-	SE		
Retail Sales and Services	P/S	P/S	P/S	P/S		2-91(ee)

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

#### IV.

That Chapter 2, Article III, Section 2-91 of the Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

#### **Sec. 2-91. Supplementary use standards.**

##### **(u) Office.**

- (1) Office uses in the C-2 district are subject to the following requirements:
  - a. On sites smaller than two acres, no single office use shall exceed 2,500 square feet of gross floor area.
  - b. On sites larger than two acres, no single office use shall exceed 5,000 square feet of gross floor area.
  - c. On sites with 50 percent or greater frontage on an arterial roadway, no single office use shall exceed 10,000 square feet of gross floor area.
- (2) Office uses in the MU-1 district are subject to the following requirements:
  - a. Except as provided below, in the two blocks of Main Street between Mays and Sheppard, office uses are prohibited on the ground floor of all buildings. Regardless of the foregoing, office use shall be permitted on the ground floor of buildings that contain office uses on the ground floor as of July 11, 2013, which such buildings are located at the following addresses, to wit: 100 E. Main, 102 E. Main, 104 E. Main, 105 E. Main, 108 E. Main, 109 E. Main, 110 E. Main, 115 E. Main, 116 E. Main, 206 E. Main, and 212 E. Main.

##### **(v) Office, medical.**

- (1) Ambulance access ramps and other special design features for the accommodation of ambulances are prohibited.



- (2) Except for sleep clinics, medical offices in the MU-2, C-2, OF-1, and MU-R districts shall be limited to regular service hours not beginning before 7:00 a.m. and not extending past 9:00 p.m. Sleep clinics are prohibited in the MU-2 district.

(3) Medical office uses in the MU-1 district are subject to the following requirements:

- a. Except as provided below, medical office use is permitted in MU-1. Medical office use is prohibited in the two blocks of Main Street between Mays and Sheppard.

**V.**

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

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

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

Alternative 1.

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

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

Alternative 2.

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

**READ, APPROVED** and **ADOPTED** on second reading this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
CRAIG MORGAN, Mayor  
City of Round Rock, Texas

ATTEST:

\_\_\_\_\_  
SARA L. WHITE, City Clerk

**Tax Exemptions for Historically Significant Sites  
CODE AMENDMENT**

**DATE:** December 4, 2019

**CODE AMENDMENT SECTIONS:** Part III – Zoning and Development Code: Chapter 10, Article VIII, Section 10-57 regarding Partial Tax Exemptions for Historically Significant Sites

**STAFF REVIEW AND ANALYSIS:**

These revisions provide clarification regarding the partial tax exemptions for historically significant sites after Senate Bill 2 was passed earlier this year. Section 25 of Senate Bill 2 requires that the taxing unit (the City) provide written notice of the repeal or reduction of an exemption to the owner not later than five years before the date the governing body repeals or reduces the exemption. The new language of the code clarifies that SB2 relates only to changes to the partial tax exemption program overall, not the annual tax exemption application status for an individual property. Owners are still required to meet the requirements set forth in the code to qualify for the exemption, including preservation and maintenance standards. If an owner no longer meets the requirements by code for the partial tax exemption program, the City is not required to provide the exemption. However, if the City chooses to repeal or reduce the historic tax exemption program, the City must give the owner five years notice of the repeal or reduction. These code amendments ensure that only properties that qualify for the program receive the partial tax exemption.

**RECOMMENDED MOTION:**

Staff recommends approval of this Code Amendment.



ORDINANCE NO. O-2019-\_\_\_\_\_

AN ORDINANCE AMENDING ZONING AND DEVELOPMENT CODE, CHAPTER 10, ARTICLE VIII, SECTION 10-57 REGARDING PARTIAL TAX EXEMPTIONS FOR HISTORICALLY SIGNIFICANT SITES, 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 VIII, Section 10-57, Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

CHAPTER 10. ZONING AND DEVELOPMENT REVIEW PROCEDURES AND BODIES

Sec. 10-57. - Partial tax exemptions for historically significant sites.

- (a) *Definition.* As used in this section, the term "historic site" means any historically significant site within the city limits in need of tax relief to encourage its preservation.
- (b) *Granting of exemptions.* The city council shall, by ordinance, concurrent with the levy of taxes for each year, approve for partial exemption from ad valorem taxes certain historically significant sites in need of tax relief to encourage their preservation.
- (c) *Partial exemptions.* Historic sites approved for exemption by ordinance pursuant to the provisions of this subsection shall have an exemption of 75 percent of the assessed value of the structure and the land. These exemptions may be applied to both residential and commercial property.
- (d) *Application.* For each assessment year for which the owner of property designated a historic site desires such property to qualify to be partially tax exempt pursuant to provisions of this subsection, the owner shall file with the county tax appraisal district a sworn application, not later than April 1, setting forth the fact that the all of the requirements of subsections (e), (f) and (g) of this section concerning the structure, the historic significance, and the preservation and maintenance of the subject structure were being-fully satisfied as of January 1 of the year for which application for exemption is being sought. Application forms are to be available at the city planning and development services department and at the county tax appraisal office. The application shall affirmatively set forth the owner's authorization for members of the historic preservation commission to visit and inspect the historic property, as well as examine the books and records as necessary, to certify whether or not the property qualified based upon the criteria of this section.
- (e) ~~*Eligibility*~~Manmade Structure. Only properties containing at least one manmade structure are eligible to apply. The property shall contain at least one manmade structure.
- (f) *Historic significance.* ~~Determinations of historic significance shall be made in accordance with~~ For a historic site to qualify as being historically significant, one of the following criteria must apply:

(1) ~~Any structure~~ The structure is designated as historic by the National Park Service (National Register of Historic Places), the Texas Historical Commission (recorded Texas Historic Landmark), or the city H (Historic Overlay) district ~~shall be considered as having met the historic significance criteria; or~~

(2) ~~Any~~ The property ~~that~~ has participated in the tax exemption program in any year prior to the adoption of this Code under the historic significance criteria previously included herein.

(g) *Preservation and maintenance.* The following ~~items shall be used in determining whether requirements shall be met for the city to determine that~~ a historic site has been maintained in accordance with minimum property, structural and health standards:

(1) Any well, cesspool or cistern shall be securely covered or closed;

(2) Dead trees and tree limbs that are reasonably capable of causing injury to a person shall be removed;

(3) Any structure or portion of a structure which is vacant shall be securely closed so as to prevent unauthorized entry;

(4) Paint or other coatings shall be applied at reasonable intervals so as to protect the exterior surfaces of a structure which are subject to decay;

(5) The exterior grounds shall be maintained free of excessive rubbish, garbage, junk or refuse;

(6) Screens and shutters existing at the time of historic designation or added subsequent thereto shall be maintained in good repair;

(7) Broken windows shall be replaced or re-glazed;

(8) Exterior doors and doorways shall be maintained in good repair and operable condition;

(9) Skirting around the structure, if any, shall be maintained in good repair;

(10) Porch flooring and supports shall be maintained in a sound condition, capable of bearing an imposed load safely;

(11) Railings and handrails of exterior stairs, steps, balconies, porches and other exterior features shall be maintained in a sound condition so as to afford safety;

(12) Rotted exterior wood shall be replaced and repainted;

(13) Broken or partially missing gutters or downspouts shall be replaced or repaired;

(14) Loose bricks or stones in the exterior of a structure shall be re-established or replaced and all joints weatherproofed by proper maintenance of appropriate materials;

(15) Fences and the exteriors of accessory buildings shall be maintained in reasonable repair, including painting if applicable; and

(16) The property shall be kept in conformance with all city codes.

(h) *Tax assessment of historic sites and determination of the land reasonably necessary for access and use thereof.* The city's historic preservation officer shall recommend that portion of land which is reasonably necessary for access to and use of those historic structures for which applications for exemptions are pending. All land in excess of that needed for access and use shall be taxed in the same equal and uniform manner as all other taxable properties in the city. The recommendation of the historic preservation officer shall be forwarded to the chief appraiser of the county tax appraisal district for review. The determination of the chief appraiser shall be final. The city's historic preservation commission shall take delivery from the county tax appraisal district office not later than May 1 of each year and prior to the levy of taxes for the current year all pending historic tax exemption applications. Applications received after that date will receive no further consideration. The applications shall have indicated thereon the assessed values of the historic structure and land necessary for access to and use thereof and the assessed value of the land determined to be in excess of that necessary for access to and use thereof.

- (i) *Procedure before the historic preservation commission.* Upon receipt of the sworn application, the historic preservation commission shall cause an inspection of the historic property to be made and may review the books and records as to whether or not the property ~~is historically significant and is being preserved and maintained in accordance with this section meets the requirements of subsections (e), (f), and (g)~~ as of that year and shall certify the facts to the city council not later than June 1, along with the commission's recommendation for approval or disapproval of the application for exemption. The historic preservation commission shall note on the application form any new construction or modification which has been accomplished in accordance with the restrictions placed on the structure by this division.
- (j) *Procedure before the city council.* Upon receipt of the recommendation of the historic preservation commission, the city council shall hold a public hearing concerning same, at which parties in interest and citizens shall have the opportunity to be heard. At least 15 days' prior notice of the time and place of such hearing shall be afforded the applicants by regular mail. The city council shall be at liberty to either: accept, reject, or take other action upon the recommendation of the historic preservation commission. The city council shall enact an ordinance no later than July 15th which names the properties approved for qualified for the partial tax-abatement exemption.
- (k) *Rendition and assessment of historic sites for ad valorem taxation.* The provisions of this section pertaining to partial exemption of historic properties do not change the provisions of any other ordinance or section of the Code pertaining to taxation, and the applicant's properties shall be rendered and assessed in the same manner as any other property in the event the city council elects to disapprove the application for exemption.
- (l) *Recapture of partial tax exemption.*
- (1) This subsection does not apply to partial tax exemptions granted for 2015 and earlier.
  - (2) In the event that the owner of an historic site demolishes an historic structure for which a partial tax exemption has been granted during the previous five (5) calendar years, the owner shall pay to the city an amount of money equal to the value of all tax exemptions granted for the historic site during said previous five (5) calendar years.
  - (3) The owner shall pay to the city the amount due under subsection (2) above within 30 days after the city makes demand for same. Amounts remaining unpaid after 30 days shall include interest thereon to be charged at the statutory rate for delinquent taxes as determined by V.T.C.A., Property Tax Code § 33.01.
  - (4) The city shall have all remedies for the collection of the amounts due herein as provided generally in the Tax Code for the collection of delinquent taxes.

## II.

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

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

**C.** The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Ordinance was adopted was posted



1 and that such meeting was open to the public as required by law at all times during  
2 which this Ordinance and the subject matter hereof were discussed, considered and  
3 formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas  
4 Government Code, as amended.

5  
6 Alternative 1.

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

10 **READ, PASSED, and ADOPTED** on first reading this \_\_\_\_ day of  
11 \_\_\_\_\_, 2019.

12 Alternative 2.

13 **READ and APPROVED** on first reading this the \_\_\_\_ day of  
14 \_\_\_\_\_, 2019.

15 **READ, APPROVED and ADOPTED** on second reading this the \_\_\_\_ day of  
16 \_\_\_\_\_, 2019.

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23 ATTEST:  
24

\_\_\_\_\_  
CRAIG MORGAN, Mayor  
City of Round Rock, Texas

25  
26 SARA L. WHITE, City Clerk  
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