



## 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 Jennifer Sellers  
Commissioner Kristin Stevens  
Commissioner Rob Wendt

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Wednesday, September 16, 2020

6:00 PM

City Council Chambers, 221 East Main St.

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#### **SPECIAL NOTE:**

*Pursuant to the March 16, 2020 proclamation issued by Governor Abbott, this meeting will be held in person and by video conference in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of COVID-19.*

*Some Commissioners will be present in the City Council chambers while others will attend via Zoom video conferencing. Members of the public are able to speak during citizen communication or a public hearing by attending the meeting in person in the City Council chambers, however those members of the public that do not want to attend the meeting in person are able to speak via videoconferencing by visiting [www.roundrocktexas.gov](http://www.roundrocktexas.gov) and registering ahead of time via the link provided in the calendar entry for this meeting.*

*This meeting can be viewed live online at [www.roundrocktexas.gov/tv](http://www.roundrocktexas.gov/tv), or on Spectrum Channel 10 and U-Verse Channel 99.*

- A. CALL MEETING TO ORDER**
- B. ROLL CALL**
- C. PLEDGES OF ALLEGIANCE**
- D. CITIZEN COMMUNICATION**

*[Pursuant to Texas Government Code, Section 551.007 which allows the public to speak for a total of three (3) minutes on any of the agenda items listed below - excluding any executive sessions.]*

**E. APPROVAL OF MINUTES:**

- E.1 Consider approval of the minutes for the September 2, 2020, Planning and Zoning Commission meeting.

**F. PLATTING:**

- F.1 Consider approval of the Sunrise Luxury Living Revised Preliminary Plat, generally located west of Sunrise Rd. and south of Luther Peterson Pl. Case No. PP2008-001
- F.2 Consider approval of the Sunrise Luxury Living Final Plat, generally located west of Sunrise Rd. and south of Luther Peterson Pl. Case No. FP2008-003

**G. CODE AMENDMENTS:**

- G.1 Consider public testimony and a recommendation for the proposed amendment to the City of Round Rock Code of Ordinances Section 8-144 - General: to adopt the 2020 Edition of the National Electrical Code. Case No. AM2008-002
- G.2 Consider public testimony and a recommendation for the proposed amendment to the City of Round Rock Code of Ordinances Section 4-88 - Subdivision and addition plats: to include provisions for final plats related to the re-delineation of floodplain limits due to the adoption of Atlas 14 rainfall data. Case No. AM2008-001
- G.3 Consider public testimony and a recommendation for the proposed amendment to the City of Round Rock Code of Ordinances Section 1-50 - Definitions to revise 'Dwelling Unit' and to add 'Accessory Dwelling Unit, Connected'. Case No. AM2005-001
- G.4 Consider public testimony and a recommendation for the proposed amendment to the City of Round Rock Code of Ordinances Section 2-25 - Permitted Uses in the Residential Districts to add 'Accessory Dwelling Unit, Connected' as a permitted use in the SF-3 (Single Family -Mixed Lot) district. Case No. AM2005-001

**H. STAFF REPORT:**

- H.1 Consider an update regarding Council actions related to Planning and Zoning items.

**I. ADJOURNMENT**

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

*§551.071 Consultation with Attorney*

*§551.072 Deliberations regarding Real Property*

*§551.073 Deliberations regarding Gifts and Donations*

*§551.074 Personnel Matters*

*§551.076 Deliberations regarding Security Devices*

*§551.087 Deliberations regarding Economic Development Negotiations*

**POSTING CERTIFICATION**

*I certify that this notice of the Planning and Zoning Commission Meeting was posted on the 10th day of September 2020 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*



# City of Round Rock

## Meeting Minutes - Draft

### Planning and Zoning Commission

Wednesday, September 2, 2020

#### **SPECIAL NOTE:**

*Pursuant to the March 16, 2020 proclamation issued by Governor Abbott, this meeting was held in person and by video conference in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of COVID-19.*

*Some Commissioners were present in the City Council chambers while others attended via Zoom video conferencing. Members of the public were able to speak during citizen communication or a public hearing by attending the meeting in person in the City Council chambers, however those members of the public that did not want to attend the meeting in person were able to speak via videoconferencing by visiting [www.roundrocktexas.gov](http://www.roundrocktexas.gov) and registering ahead of time via the link provided in the calendar entry for this meeting.*

*This meeting was able to be viewed live online at [www.roundrocktexas.gov/tv](http://www.roundrocktexas.gov/tv), or on Spectrum Channel 10 and U-Verse Channel 99.*

#### **CALL MEETING TO ORDER**

*The Planning & Zoning Commission for the City of Round Rock met on Wednesday, September 2, 2020 in the City Council Chambers, located at 221 E. Main Street, Round Rock. Chairman Pavliska called the meeting to order at 6:00 PM.*

#### **ROLL CALL**

<b>Present</b>	9 - Chairman David Pavliska Vice Chair Jennifer Henderson Alternate Vice Chair Greg Rabaey Commissioner Stacie Bryan Commissioner Paul Emerson Commissioner Jennifer Sellers Commissioner Kristin Stevens Commissioner Kristin Stevens Commissioner Rob Wendt
<b>Absent</b>	1 - Commissioner Casey Clawson

#### **PLEDGES OF ALLEGIANCE**

*Chairman Pavliska led the following Pledges of Allegiance:*  
*United States*  
*Texas*

**CITIZEN COMMUNICATION**

*There were no citizens wishing to speak at this meeting.*

**APPROVAL OF MINUTES:****E.1**    [PZ-2020-096](#)

Consider approval of the minutes for the August 19, 2020 Planning and Zoning Commission meeting.

**A motion was made by Vice Chair Henderson, seconded by Commissioner Wendt, to approve the Minutes as presented. The motion passed by the following vote:**

**Aye:** 8 -    Chairman Pavliska  
              Vice Chair Henderson  
              Alternate Vice Chair Rabaey  
              Commissioner Bryan  
              Commissioner Emerson  
              Commissioner Sellers  
              Commissioner Stevens  
              Commissioner Wendt

**Nay:** 0

**Absent:** 1 -    Commissioner Clawson

**PLATTING AND ZONING:****F.1**    [PZ-2020-100](#)

Consider public testimony regarding, and a recommendation concerning the request filed by the property owner, Brent Campbell, for the rezoning of 0.27 acres of land from the MU-L (Mixed-Use Limited) zoning district to the MU-2 (Mixed-Use Downtown Medium Density) zoning district, generally located at the southeast corner of E. Main St. and N. Lewis St. (back lot). Case No. ZON2008-001

*Clyde von Rosenberg, Sr. Planner, made the staff presentation. Owner/developer representative was present to answer questions from the Commission.*

*Chairman Pavliska opened the hearing for public testimony.*

*There being none, but public hearing was closed.*

**A motion was made by Commissioner Wendt, seconded by Vice Chair Henderson, to approve the Zoning. The motion passed by the following vote:**

**Aye:** 8 -    Chairman Pavliska  
              Vice Chair Henderson  
              Alternate Vice Chair Rabaey  
              Commissioner Bryan  
              Commissioner Emerson  
              Commissioner Sellers  
              Commissioner Stevens  
              Commissioner Wendt

Nay: 0

Absent: 1 - Commissioner Clawson

**F.2**    [PZ-2020-099](#)

Consider public testimony regarding, and approval concerning the request filed by 2P Consultants, LLC, on behalf of the property owner, Kingdom of God Christian Center, Inc., to Replat Lot 1, Block A of the Olson Subdivision, generally located southwest of the intersection of W. Liberty St. and N. San Saba St. Case No. FP2008-001.

*Juan Enriquez, Planner, made the staff presentation. Owner/Developer representative was available to answer questions from the Commission.*

*Chairman Pavliska opened the hearing for public testimony.  
There being none, the public hearing was closed.*

**A motion was made by Alternate Vice Chair Rabaey, seconded by Vice Chair Henderson, to approve the Replat. The motion passed by the following vote:**

**Aye:** 8 - Chairman Pavliska  
Vice Chair Henderson  
Alternate Vice Chair Rabaey  
Commissioner Bryan  
Commissioner Emerson  
Commissioner Sellers  
Commissioner Stevens  
Commissioner Wendt

Nay: 0

Absent: 1 - Commissioner Clawson

**F.3**    [PZ-2020-098](#)

Consider public testimony regarding, and approval concerning the request filed by QT South, LLC, on behalf of the property owner, Amigo Realty, LLC, for approval of a Concept Plan to be known as QuikTrip No. 4178, generally located at the northeast corner of the intersection of Chandler Rd. and SH 130. Case No. CP2008-001

*Juan Enriquez, Planner, made the staff presentation. Owner/Developer representative was available to answer questions from the Commission.*

*Chairman Pavliska opened the hearing for public testimony.  
There being none, the public hearing was closed.*

**A motion was made by Commissioner Emerson, seconded by Commissioner Sellers, to approve the Concept Plan with conditions noted. The motion passed by the following vote:**

**Aye:** 8 - Chairman Pavliska  
Vice Chair Henderson  
Alternate Vice Chair Rabaey  
Commissioner Bryan  
Commissioner Emerson  
Commissioner Sellers  
Commissioner Stevens  
Commissioner Wendt

**Nay:** 0

**Absent:** 1 - Commissioner Clawson

**F.4** [PZ-2020-097](#)

Consider approval of the Chester Ranch Preliminary Plat, generally located northeast of CR 122 and N. Red Bud Ln. Case No. PP2007-001

*Juan Enriquez, Planner, made the staff presentation. Owner/Developer representative was available to answer questions from the Commission.*

**A motion was made by Vice Chair Henderson, seconded by Commissioner Sellers, to approve the Preliminary Plat with conditions noted. The motion passed by the following vote:**

**Aye:** 8 - Chairman Pavliska  
Vice Chair Henderson  
Alternate Vice Chair Rabaey  
Commissioner Bryan  
Commissioner Emerson  
Commissioner Sellers  
Commissioner Stevens  
Commissioner Wendt

**Nay:** 0

**Absent:** 1 - Commissioner Clawson

**STAFF REPORT:**

**G.1** [PZ-2020-101](#)

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

*No report was given at this meeting.*

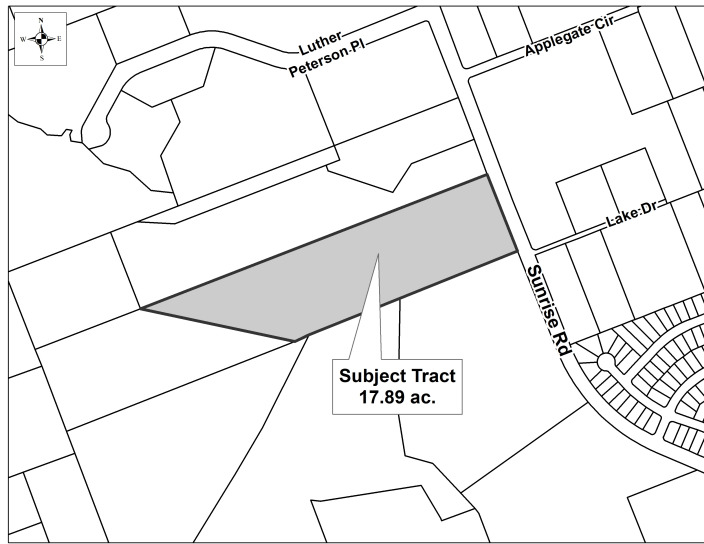
**ADJOURNMENT**

*There being no further business, Chairman Pavliska adjourned the meeting at 6:50 PM.*

*Respectfully Submitted,*

*Sara L. White, City Clerk*

## Sunrise Luxury Living PRELIM PLAT PP2008-001



**CASE PLANNER:** CAITLYN REEVES

**REQUEST:** Revised Preliminary Plat approval to create one development lot and one special purpose lot.

**ZONING AT TIME OF APPLICATION:** TH- Townhouse

**DESCRIPTION:** 17.89 acres out of the David Curry Survey, Abstract No. 130

**CURRENT USE OF PROPERTY:** Vacant and undeveloped.

**COMPREHENSIVE PLAN LAND USE DESIGNATION:** Residential and Open Space

**ADJACENT LAND USE:**

North: Place of worship/commercial, zoned C-1 (General Commercial)

South: Apartments, zoned MF-2 (Medium Density Multifamily) and Warehouse, zoned PUD 78.

East: Sunrise Rd Right of Way

West: Public Safety Training Center, zoned PF-2 (Public Facilities Medium Intensity)

**PROPOSED LAND USE:** TH- Townhouses

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	1	6.05
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	1	11.84
<b>TOTALS:</b>	<b>2</b>	<b>17.89</b>

**Owner:**  
Munir Khan, PE  
4219 Pebblestone Trl.  
Round Rock, TX 78665

**Agent:**  
MHR Engineering  
Harun Rashid, PE, RPLS  
16845 Blanco Rd., Ste. 106  
San Antonio, TX 78232



**Sunrise Luxury Living**  
**REVISED PRELIMINARY PLAT      PP2008-001**

**HISTORY:** The City Council approved the rezoning of this tract on December 5, 2018, from C-1 (General Commercial) to TH (Townhouse). The Planning and Zoning Commission approved the original Preliminary Plat for this 17.89 acre tract on March 4, 2020, for one development lot and one special purpose lot.

**DATE OF REVIEW:** September 16, 2020

**LOCATION:** Generally located west of Sunrise Rd. and south of Luther Peterson Pl.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The Future Land Use Map designates this tract for open space and residential uses. The property is zoned TH (Townhouse) and allows for townhouses through a common lot or single lot (fee simple) configuration. The TH zoning district limits the number of dwelling units to 12 per acre and requires amenities based on the total number of dwelling units. To provide visual relief to the buildings, a minimum of 5 special design features must be selected from the predetermined list.

Traffic, Access and Roads: The subject tract will take access from Sunrise Road; final driveway locations will be determined at the site development plan stage. A Traffic Impact Analysis was deemed not necessary due to the proposed use not meeting the required trip generation threshold.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The subject property has an existing 8" water stub along the northern boundary of the property. Wastewater will be obtained through an extension of a sewer main on Sunrise Road.

Drainage: A flood study (FLOOD1906-0002) has been completed and approved by the City and therefore the floodplain limits are shown on the plat. The subject property is located within the Brushy Creek Water Control & Improvement District (BCWCID). The property is encumbered by a blanket easement under Document #19652932. The property is located within the Edwards Aquifer Recharge Zone and a portion is within the FEMA 100-year floodplain. The applicant has indicated that storm water runoff will be detained onsite.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Update City of Round Rock tracking number (PP2008-001) on the lower right-hand corner of all sheets.
2. Provide plat note stating: "Parcel is subject to UBCWCID blanket easement Rec# \_\_\_\_\_. Limits to be adjusted per agreement with UBCWCID and depicted on final plat prior to recordation."





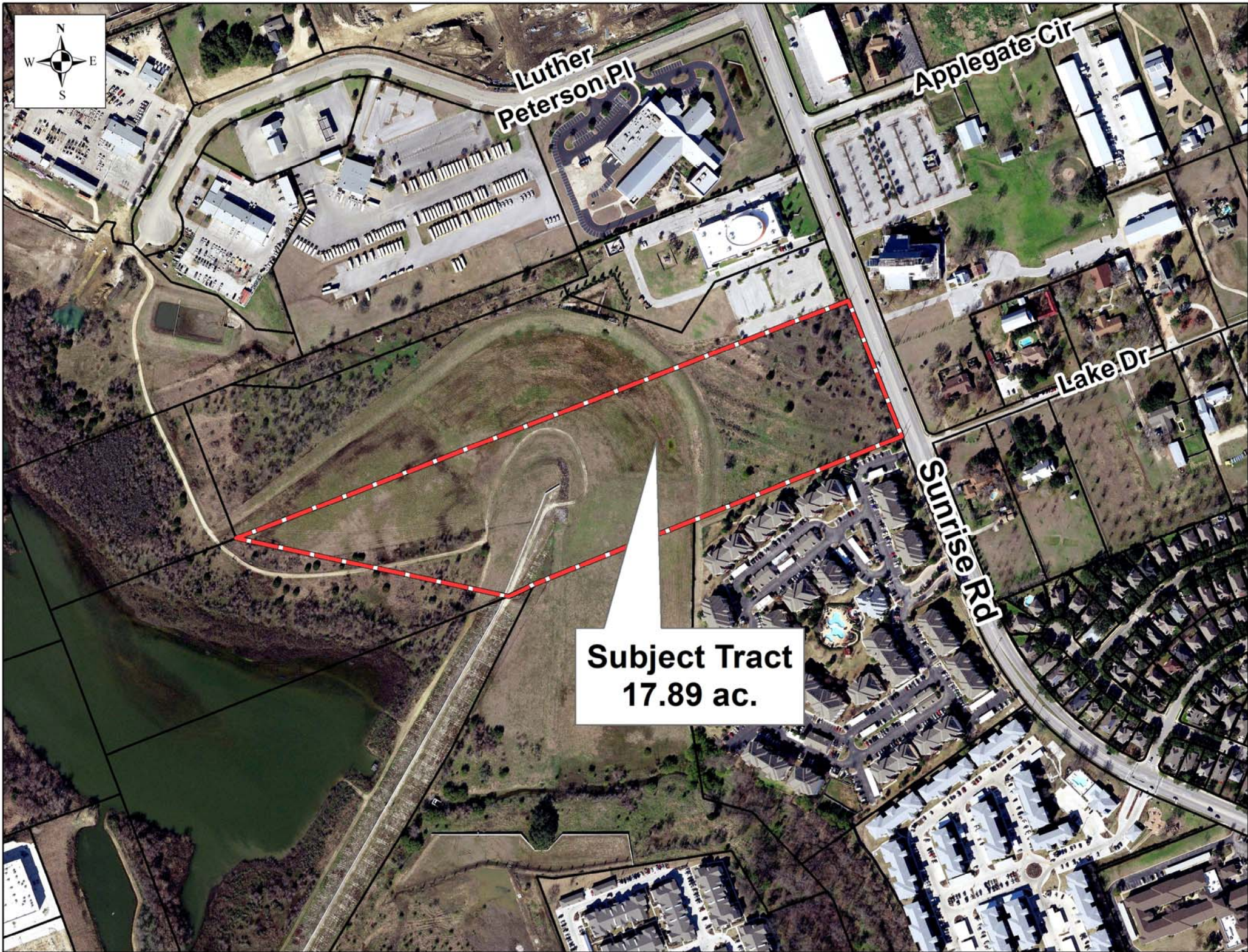
Luther  
Peterson Pl

Applegate Cir

Lake Dr

Sunrise Rd

**Subject Tract  
17.89 ac.**





OWNER: MUNIR KHAN, P.E.  
THE GLOBAL FUNDAMENTALS, INC.  
4219 PEBBLESTONE TRAIL  
ROUND ROCK, TEXAS 78665

ACREAGE: 17.89 AC.

PATENT SURVEY: DAVID CURRY SURVEY, ABSTRACT NO. 130

SURVEYOR: MHR ENGINEERING, LLC

NO. OF BLOCKS: 1

NO. OF LOTS: 2

LINEAR FEET OF STREETS: N/A

SUBMITTAL DATE: August 18, 2020  
DATE OF PLANNING AND ZONING: September, 16, 2020.  
COMMISSION REVIEW:

ENGINEER/  
SURVEYOR

MHR ENGINEERING, LLC  
16845 BLANCO SUITE 106  
SAN ANTONIO, TEXAS 78232  
PHONE (210) 641-0543  
FAX (210) 497-2227  
HARUN RASHID, P.E., R.P.L.S.

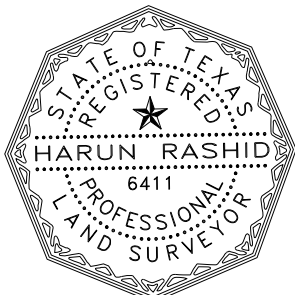
BENCHMARK:

ELEV. 760.46  
DISCRPTION: CHISELED "X" ON SIDEWALK  
NAVD 88 (GEOID99)

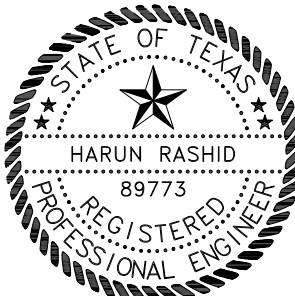
BEARING BASIS: NAD 83, TEXAS CENTRAL (4203), STATE PLANE  
SYSTEM. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES  
BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00012

PLAT NOTES:

- PART OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN. ALL MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE TWO FEET MINIMUM ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOOD EVENT ELEVATION.
- PART OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491 C0491F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
- 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.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS 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.
- WITH THE EXCEPTION OF PROPERTIES LOCATED WITHIN THE MU-1 AND MU-2 ZONING DISTRICT, 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.
- A PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN AND NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
- THIS PRILIMINARY PLAT (PP2008-001) SUPERSEDES THE PREVIOUSLY APPROVED PRELIMINARY PLAT (PP2002-001)



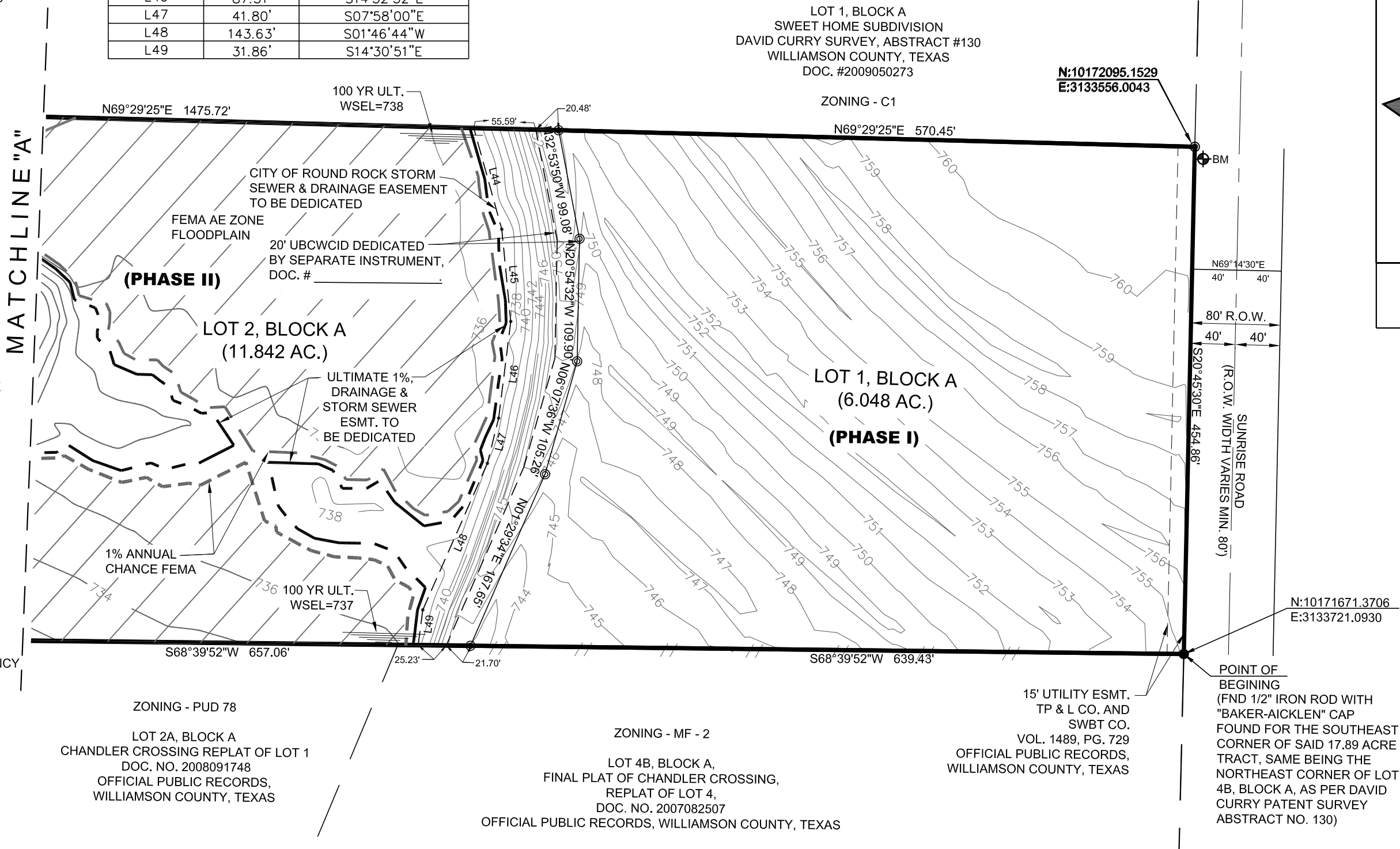
09-01-20



09-01-20

DRAINAGE EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L44	94.17'	S37°28'05"E
L45	83.02'	S27°32'48"E
L46	87.31'	S14°52'52"E
L47	41.80'	S07°58'00"E
L48	143.63'	S01°46'44"W
L49	31.86'	S14°30'51"E

LOT DISCRPTION		
LOT 1	6.048 AC.	DEVELOPMENT LOT
LOT 2	11.842 AC.	SPECIAL PURPOSE



DESCRIPTION OF 17.89 ACRE TRACT OF LAND

BEING 17.89 ACRE TRACT OF LAND RECORDED IN A DEED WITH DOCUMENT NO. 2014028558, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS AND ALSO BEING OUT OF DAVID CURRY SURVEY, ABSTRACT NO. 130, WILLIAMSON COUNTY, TEXAS BEING ALL OF A CALLED 17.545 ACRE TRACT AS DESCRIBED IN A DEED TO KENNITH K. SCHROEDER AND RECORDED IN A DOUMENT NO. 2000016872, OFFICIAL PUBLIC RECORDS OF SAID COUNTY, AND SAID 17.89 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

POINT OF BEGINNING: AT A FOUND 1/2" IRON ROD WITH "BAKER-AICKLEN" CAP FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT, SAME BEING THE NORTHEAST CORNER OF LOT 4B, BLOCK A, FINAL PLAT OF CHANDLER CROSSING, REPLAT OF LOT 4, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. 2007082507 OF THE DEED AND PLAT RECORDS OF SAID COUNTY, SAME BEING ON THE WEST RIGHT-OF-WAY LINE OF SUNRISE ROAD;

THENCE: SOUTH 68°39'52" WEST, A DISTANCE OF 1,296.49 FEET TO A FOUND IRON ROD FOR A CORNER; SAID CORNER BEING THE SOUTHWEST CORNER OF SAID PROPERTY;

THENCE: NORTH 78°18'12" WEST, A DISTANCE OF 888.49 FEET TO A FOUND IRON ROD FOR A CORNER; SAID CORNER BEING THE NORTHWEST CORNER OF SAID PROPERTY;

THENCE: NORTH 69°29'25" EAST, A DISTANCE OF 1,475.72 FEET TO A FOUND IRON ROD FOR A CORNER; SAID CORNER BEING THE NORTHWEST CORNER OF SAID PROPERTY ON THE WEST RIGHT-OF-WAY LINE OF SUNRISE ROAD;

THENCE: SOUTH 20°45'30" EAST AND A DISTANCE OF 454.86 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF SUNRISE ROAD TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS A 17.89 ACRE TRACT OF LAND, MORE OR LESS.

NOTE:  
THIS SUBDIVISION IS SUBJECT TO THE UBCWCID STRUCTURE #11 INUNDATION  
EASEMENT AT ELEVATIONS 739.1

SHT 1 OF 2

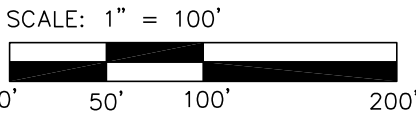
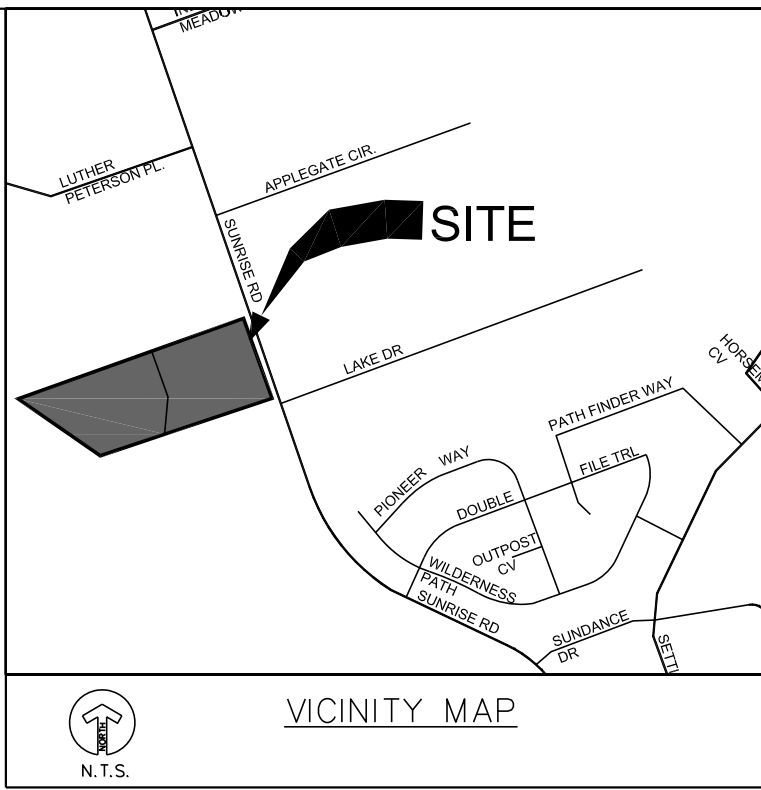
**MHR Engineering, LLC.**

TBPE REGISTRATION NO. F-12026  
TBPLS REGISTRATION NO. F-10193913

16845 Blanco Road, Suite 106, San Antonio, TX 78232

PH: (210)641-0543, FAX: 210-497-2227

www.mhrenc.com



Legend

- Found 1/2" Iron Rod (unless otherwise described)
- Set 1/2" Iron Rod (unless otherwise described)
- Measured Bearing and Distance
- N°0'0"E 100'
- E.G.T. & CATV. ESMT.
- Electric, Gas, Telephone, and Cable TV Easement
- Existing Contours
- BOUNDARY
- EASEMENT
- ADJACENT LOT LINE
- 1% ANNUAL CHANCE FEMA
- ULTIMATE 1% ANNUAL CHANCE
- ULTIMATE 4% ANNUAL CHANCE
- BENCHMARK DISCRPTION: CHISELED "X" ON SIDEWALK ELEV. 760.46 - NAVD 88 (GEOID99)
- FEMA AE FLOODPLAIN
- VOL. Volume
- PG. Page
- AC. Acreage
- ELEC. Electric
- N.T.S. Not To Scale
- R.O.W. Right-of-Way
- P.O.B. Point of Beginning
- SWBT South Western Bell Telephone
- UBWCID Upper Brushy Creek Water Control And Improvement District

EASEMENT NOTE:

THE PERPETUAL EASEMENT, RIGHT-OF-WAY, RIGHTS, AND PRIVILEGES HEREIN GRANTED SHALL BE USED FOR THE PURPOSES OF LOCATION, PLACEMENT, RELOCATION, CONSTRUCTION, OPERATION, ENLARGEMENT, MAINTENANCE, ALTERATION, REPAIR, REBUILDING, REMOVAL, AND PATROL OF UTILITIES AND ASSOCIATED FACILITIES INCLUDING BUT NOT LIMITED TO: PIPES, VALVES, VAULTS, MANHOLES, CHANNELS, INLETS, STRUCTURES, ACCESS FACILITIES, CONDUITS, APPURTENANCES, AND ANY NECESSARY ACCESSORIES THERETO (COLLECTIVELY THE "FACILITIES").

THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT TO ANY AND ALL CONDITIONS AND RESTRICTIONS, IF ANY, RELATING TO THE HEREINABOVE DESCRIBED PROPERTY TO THE EXTENT, AND ONLY TO THE EXTENT, THAT THE SAME MAY STILL BE IN FORCE AND EFFECT AND SHOWN OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS OR TRAVIS COUNTY, TEXAS.

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

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

GRANTOR FURTHER GRANTS TO GRANTEE:

- THE RIGHT TO INSTALL ADDITIONAL FACILITIES ON THE EASEMENT TRACT;
- THE RIGHT TO GRADE THE EASEMENT FOR THE FULL WIDTH THEREOF AND TO EXTEND THE CUTS AND FILLS FOR SUCH GRADING INTO AND ONTO THE LAND ALONG AND OUTSIDE THE EASEMENT TO SUCH EXTENT AS GRANTEE MAY FIND REASONABLY NECESSARY;
- THE RIGHT OF INGRESS TO AND EGRESS FROM THE EASEMENT OVER AND ACROSS GRANTOR'S PROPERTY BY MEANS OF ROADS AND LANES THEREON, IF SUCH EXIST; OTHERWISE BY SUCH ROUTE OR ROUTES AS SHALL OCCASION THE LEAST PRACTICABLE DAMAGE AND INCONVENIENCE TO GRANTOR; PROVIDED THAT SUCH RIGHT OF INGRESS AND EGRESS SHALL NOT EXTEND TO ANY PORTION OF GRANTOR'S PROPERTY WHICH IS ISOLATED FROM THE EASEMENT BY ANY PUBLIC HIGHWAY OR ROAD NOW CROSSING OR HEREAFTER CROSSING THE PROPERTY; THE FOREGOING RIGHT OF INGRESS AND EGRESS INCLUDES THE RIGHT OF THE GRANTEE AND ASSIGNED EMPLOYEES OF GRANTEE TO DISASSEMBLE, REMOVE, TAKE DOWN, AND CLEAR AWAY ANY FENCE, BARRICADE, OR OTHER STRUCTURE WHICH OBSTRUCTS, PREVENTS, OR HINDERS GRANTEE'S INGRESS TO AND EGRESS FROM THE GRANTOR'S PROPERTY, AND SHOULD GRANTEE DEEM IT NECESSARY TO SO DISASSEMBLE, REMOVE, TAKE DOWN, OR CLEAR AWAY ANY SUCH FENCE, BARRICADE, OR OTHER STRUCTURE, GRANTEE SHALL, AS SOON AS IS REASONABLY FEASIBLE, REPLACE OR RESTORE GRANTOR'S PROPERTY TO AS SIMILAR A CONDITION AS REASONABLY PRACTICABLE AS EXISTED IMMEDIATELY PRIOR TO GRANTEE'S ACTIONS PURSUANT TO THIS PROVISION, UNLESS SAID FENCE, BARRICADE, OR OTHER STRUCTURE IS INCONSISTENT WITH THE RIGHTS CONVEYED TO GRANTEE HEREIN;
- THE RIGHT OF GRADING FOR, CONSTRUCTION, MAINTAINING AND USING SUCH ROADS ON AND ACROSS THE PROPERTY AS GRANTEE MAY DEEM NECESSARY IN THE EXERCISE OF THE RIGHT OF INGRESS AND EGRESS OR TO PROVIDE ACCESS TO PROPERTY ADJACENT TO THE EASEMENT;
- THE RIGHT FROM TIME TO TIME TO TRIM AND TO CUT DOWN AND CLEAR AWAY ANY AND ALL TREES AND BRUSH NOW OR HEREAFTER ON THE EASEMENT AND TO TRIM AND TO CUT DOWN AND CLEAR AWAY ANY TREES ON EITHER SIDE OF THE EASEMENT WHICH NOW OR HEREAFTER IN THE OPINION OF GRANTEE MAY BE A HAZARD TO ANY PIPELINE; VALVES, APPLIANCES, FITTINGS, OR OTHER IMPROVEMENTS BY REASON OF THE DANGER OF FALLING THEREON OR ROOT INFILTRATION THEREIN, OR WHICH MAY OTHERWISE INTERFERE WITH THE EXERCISE OF GRANTEE'S RIGHTS HEREUNDER; PROVIDED HOWEVER, THAT ALL TREES WHICH GRANTEE IS HEREBY AUTHORIZED TO CUT AND REMOVE, IF VALUABLE FOR TIMBER OR FIREWOOD, SHALL CONTINUE TO BE THE PROPERTY OF GRANTOR, BUT ALL TOPS, LOPS, BRUSH AND REFUSE WOOD SHALL BE BURNED OR REMOVED BY GRANTEE;
- THE RIGHT TO MARK THE LOCATION OF THE EASEMENT BY SUITABLE MARKERS SET IN THE GROUND; PROVIDED THAT SUCH MARKERS SHALL BE PLACED IN FENCES OR OTHER LOCATIONS WHICH WILL NOT INTERFERE WITH ANY REASONABLE USE GRANTOR SHALL MAKE OF THE EASEMENT;

GRANTEE HEREBY COVENANTS AND AGREES:

- GRANTEE SHALL NOT FENCE THE EASEMENT;
- GRANTEE SHALL PROMPTLY BACKFILL ANY TRENCH MADE BY IT ON THE EASEMENT AND REPAIR ANY DAMAGE IT SHALL DO TO GRANTORS PRIVATE ROADS OR LANES ON THE LANDS;
- TO THE EXTENT ALLOWED BY LAW, GRANTEE SHALL INDEMNIFY GRANTOR AGAINST ANY LOSS AND DAMAGE WHICH SHALL BE CAUSED BY THE EXERCISE OF THE RIGHTS OF INGRESS AND EGRESS OR BY ANY WRONGFUL OR NEGLIGENT ACT OR OMISSION OF GRANTEE'S AGENTS OR EMPLOYEES IN THE COURSE OF THEIR EMPLOYMENT.

LOT 2, BLOCK A,  
SWEET HOME SUBDIVISION  
DOCUMENT NO. 2009050273  
OFFICIAL PUBLIC RECORDS, WILLAMSON COUNTY, TEXAS

ZONING - C1

N:10171379.79  
E:3131643.41

ZONING - MF-2  
CITY OF ROUND ROCK  
10.5257 ACRES  
VOL. 1544, PG. 621  
OFFICIAL RECORDS,  
WILLIAMSON COUNTY, TEXAS

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

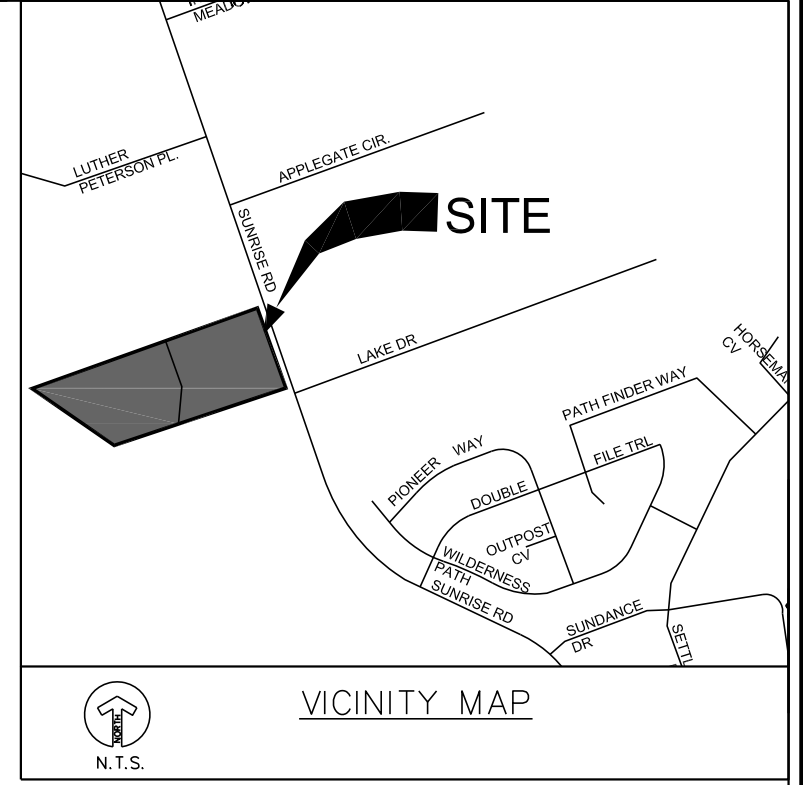
GRANTOR HEREBY DEDICATES THE EASEMENT FOR THE PURPOSES STATED HEREIN.

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

## REVISED PRELIMINARY PLAT FOR SUNRISE LUXURY LIVING

ESTABLISHING LOTS 1 & 2 SUNRISE LUXURY LIVING SUBDIVISION OUT OF 17.89 ACRE TRACT RECORDED IN A DEED WITH DOCUMENT NO. 2014028558, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS AND ALSO BEING OUT OF DAVID CURRY SURVEY, ABSTRACT NO 130, WILLIAMSON COUNTY, TEXAS BEING ALL OF A CALLED 17.545 ACRE TRACT AS DESCRIBED IN A DEED TO KENNITH K. SCHROEDER AND RECORDED IN DOCUMENT NO. 2000016872, OFFICIAL PUBLIC RECORDS OF SAID COUNTY.

SCALE: 1" = 100'  
0' 50' 100' 200'



LOT 1, BLOCK A  
SWEET HOME SUBDIVISION  
DAVID CURRY SURVEY, ABSTRACT #130  
WILLIAMSON COUNTY, TEXAS  
DOC. #2009050273

ZONING - C1

N69°29'25"E 1475.72'

FEMA AE ZONE  
FLOODPLAIN  
(PHASE II)

LOT 2  
(11.842 AC.)

ULTIMATE 4%  
ANNUAL CHANCE

1% ANNUAL  
CHANCE FEMA

ULTIMATE 1%  
ANNUAL CHANCE

MATCHLINE "A"

ZONING - LI

REMAINDER PORTION OF  
169.9185 AC  
DOC. NO. 9557382  
OFFICIAL RECORDS,  
WILLIAMSON COUNTY, TEXAS

N:10171199.67  
E:3132513.46

ZONING - PUD 78

LOT 2A, BLOCK A  
CHANDLER CROSSING REPLAT OF LOT 1  
DOC. NO. 2008091748  
OFFICIAL PUBLIC RECORDS,  
WILLIAMSON COUNTY, TEXAS

SHT 2 OF 2

**MHR Engineering, LLC.**

TBPE REGISTRATION NO. F-12026  
TBPLS REGISTRATION NO. F-10193913

16845 Blanco Road, Suite 106, San Antonio, TX 78232

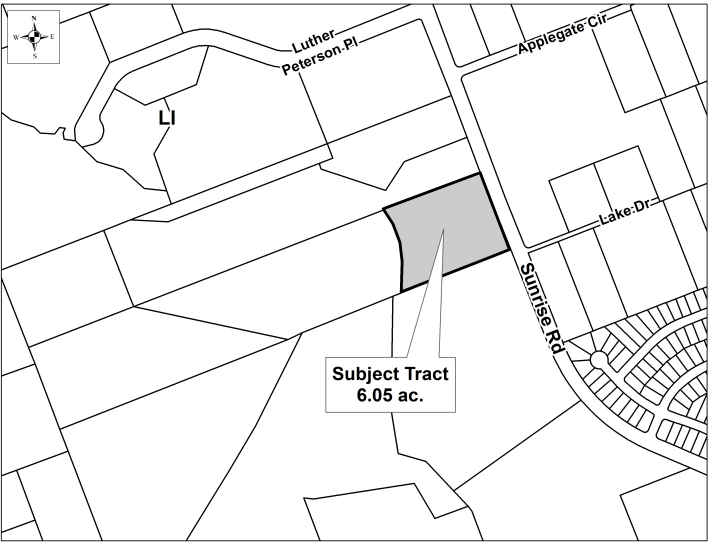
PH: (210)641-0543, FAX: 210-497-2227

www.mhrenc.com

PP2002-001



**Sunrise Luxury Living  
FINAL PLAT FP2008-003**



**CASE PLANNER:** CAITLYN REEVES

**REQUEST:** Final Plat approval for one development lot.

**ZONING AT TIME OF APPLICATION:** TH- Townhouse

**DESCRIPTION:** 6.05 acres out of the David Curry Survey, Abstract No. 130

**CURRENT USE OF PROPERTY:** Vacant and undeveloped.

**COMPREHENSIVE PLAN LAND USE DESIGNATION:** Residential and Open space

**ADJACENT LAND USE:**

North: Place of worship/commercial, zoned C-1 (General Commercial)  
South: Apartments, zoned MF-2 (Medium Density Multifamily) and Warehouse, zoned PUD 78.  
East: Sunrise Rd Right of Way  
West: Public Safety Training Center, zoned PF-2 (Public Facilities Medium Intensity)

**PROPOSED LAND USE:** TH- Townhouses

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	1	6.05
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
<b>TOTALS:</b>	<b>1</b>	<b>6.05</b>

**Owner:**  
Munir Khan, PE  
4219 Pebblestone Trl.  
Round Rock, TX 78665

**Agent:**  
MHR Engineering  
Harun Rashid, PE, RPLS  
16845  
San Antonio, TX 78232

**Sunrise Luxury Living  
FINAL PLAT      FP2008-003**

**HISTORY:** The City Council approved the rezoning of this tract on December 5, 2018, from C-1 (General Commercial) to TH (Townhouse). The Planning and Zoning Commission approved the original Preliminary Plat for this 17.89 acre tract on March 4, 2020, for one development lot and one special purpose lot.

**DATE OF REVIEW:** September 16, 2020

**LOCATION:** Generally located west of Sunrise Rd. and south of Luther Peterson Pl.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The Future Land Use Map designates this tract for open space and residential uses. The property is zoned TH (Townhouse) and allows for townhouses through a common lot or single lot (fee simple) configuration. The TH zoning district limits the number of dwelling units to 12 per acre and requires amenities based on the total number of dwelling units. To provide visual relief to the buildings, a minimum of 5 special design features must be selected from the predetermined list.

Compliance with the Concept Plan/Preliminary Plat: As shown, this Final Plat is in compliance with the - approved Revised Preliminary Plat (PP2008-001).

Traffic, Access, and Roads: The subject tract will take access from Sunrise Road; final driveway locations will be determined at the site development plan stage. A Traffic Impact Analysis was deemed not necessary due to the proposed use not meeting the required trip generation threshold.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The subject property has an existing 8" water stub along the northern boundary of the property. Wastewater will be obtained through an extension of a sewer main on Sunrise Road.

Drainage: A flood study (FLOOD1906-0002) has been completed and approved by the City and therefore the floodplain limits are shown on the plat. The subject property is located within the Brushy Creek Water Control & Improvement District (BCWCID). The property is encumbered by a blanket easement under Document #19652932. The property is located within the Edwards Aquifer Recharge Zone and a portion is within the FEMA 100-year floodplain. The applicant has indicated that storm water runoff will be detained onsite.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Relocate the Williamson County Clerk signature block to the lower right-hand corner of the page per County recordation standards.
2. Prior to plat recordation, provide documentation of easement release for the UBCWCID blanket easement.
3. Depict UBCWCID easement limits with callout, with bearing and distances per finalized agreement with UBCWCID. Provide space for recordation I.e. "Rec#\_\_\_\_\_". Easement recordation required prior to plat recordation.
4. Prior to plat recordation, offsite utility improvements shall have approved permit, be constructed and accepted or have permit issued with acceptable fiscal posted.





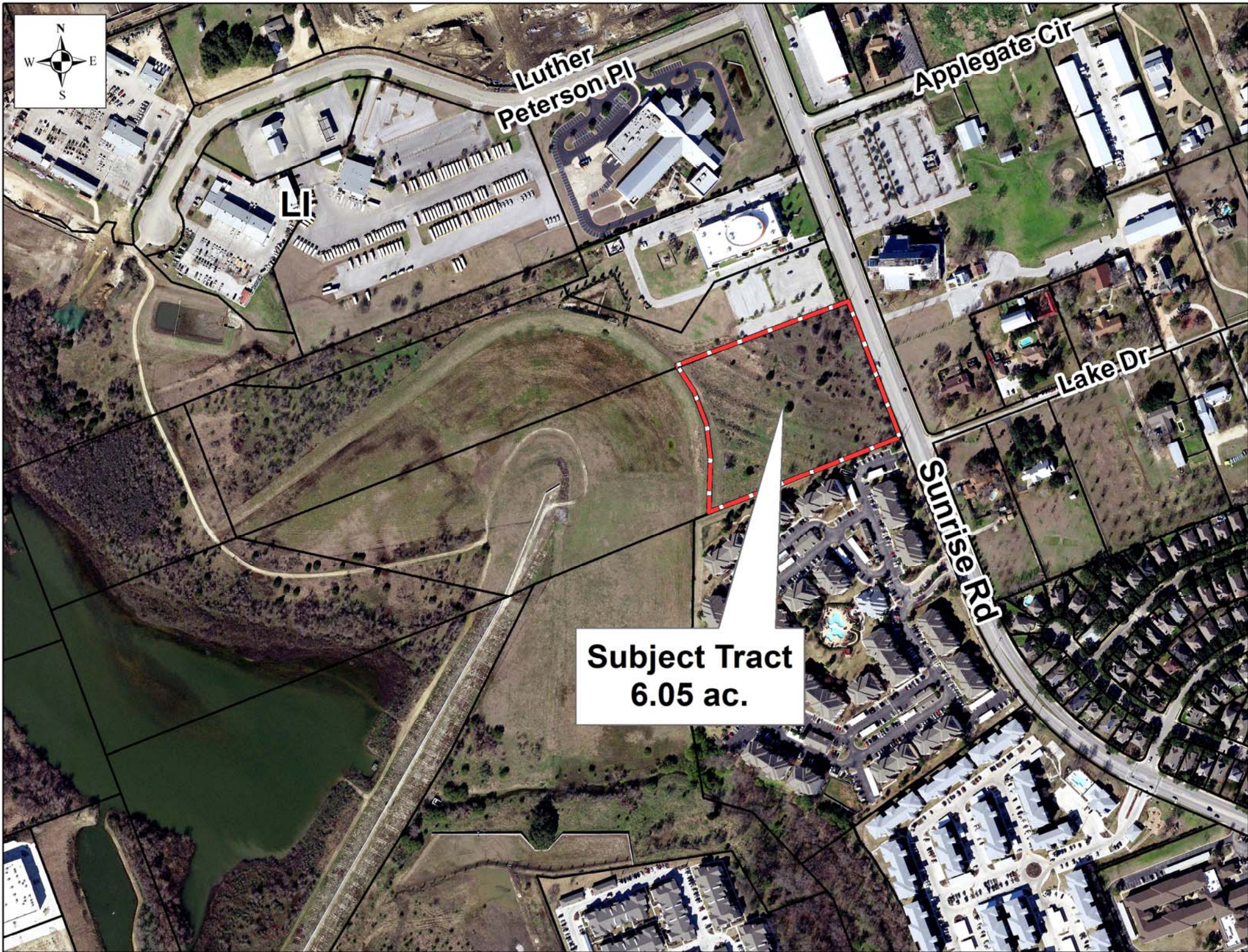
Luther  
Peterson Pl

Applegate Cir

Lake Dr

Sunrise Rd

**Subject Tract  
6.05 ac.**









THE STATE OF TEXAS )  
COUNTY OF WILLIAMSON )

THE GLOBAL FUNDAMENTALS INC., A  
TEXAS CORPORATION AS THE OWNER OF THE  
THAT CERTAIN 17.89 ACRE TRACT PREVIOUSLY RECORDED IN A  
WARRANTY DEED DOCUMENT NO. 2000016872 OFFICIAL PUBLIC  
RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CERTIFY  
THAT THERE ARE NO LIEN HOLDERS AND DEDICATE TO PUBLIC  
FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER  
LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE  
KNOWN AS SUNRISE LUXURY LIVING SUBDIVISION

GLOBAL FUNDAMENTALS INC.

MUNIR KHAN  
THE GLOBAL FUNDAMENTALS INC.  
4219 PEBBLESTONE TRAIL  
ROUND ROCK, TEXAS 78665

THE STATE OF TEXAS )  
COUNTY OF WILLIAMSON )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY  
MUNIR KHAN OWNER, OF GLOBAL FUNDAMENTALS INC., A TEXAS CORPORATION  
ON BEHALF OF SAID GLOBAL FUNDAMENTALS INC.

NOTARY PUBLIC, STATE OF TEXAS  
PRINTED NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

EASEMENT NOTE:

THE PERPETUAL EASEMENT, RIGHT-OF-WAY, RIGHTS, AND PRIVILEGES HEREIN GRANTED SHALL BE USED FOR  
THE PURPOSES OF LOCATION, PLACEMENT, RELOCATION, CONSTRUCTION, OPERATION, ENLARGEMENT,  
MAINTENANCE, ALTERATION, REPAIR, REBUILDING, REMOVAL, AND PATROL OF UTILITIES AND ASSOCIATED  
FACILITIES INCLUDING BUT NOT LIMITED TO: PIPES, VALVES, VAULTS, MANHOLES, CHANNELS, INLETS,  
STRUCTURES, ACCESS FACILITIES, CONDUITS, APPURTENANCES, AND ANY NECESSARY ACCESSORIES  
THERE TO (COLLECTIVELY THE "FACILITIES").

THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT TO ANY AND ALL CONDITIONS AND RESTRICTIONS, IF ANY,  
RELATING TO THE HEREINABOVE DESCRIBED PROPERTY TO THE EXTENT, AND ONLY TO THE EXTENT, THAT THE  
SAME MAY STILL BE IN FORCE AND EFFECT AND SHOWN OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF  
WILLIAMSON COUNTY, TEXAS OR TRAVIS COUNTY, TEXAS.

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

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

GRANTOR FURTHER GRANTS TO GRANTEE:

- (A) THE RIGHT TO INSTALL ADDITIONAL FACILITIES ON THE EASEMENT TRACT;  
(B) THE RIGHT TO GRADE THE EASEMENT FOR THE FULL WIDTH THEREOF AND TO EXTEND THE CUTS  
AND FILLS FOR SUCH GRADING INTO AND ONTO THE LAND ALONG AND OUTSIDE THE EASEMENT TO  
SUCH EXTENT AS GRANTEE MAY FIND REASONABLY NECESSARY;  
(C) THE RIGHT OF INGRESS TO AND EGRESS FROM THE EASEMENT OVER AND ACROSS GRANTOR'S  
PROPERTY BY MEANS OF ROADS AND LANES THEREON, IF SUCH EXIST; OTHERWISE BY SUCH ROUTE  
OR ROUTES AS SHALL OCCASION THE LEAST PRACTICABLE DAMAGE AND INCONVENIENCE TO  
GRANTOR; PROVIDED THAT SUCH RIGHT OF INGRESS AND EGRESS SHALL NOT EXTEND TO ANY  
PORTION OF GRANTOR'S PROPERTY WHICH IS ISOLATED FROM THE EASEMENT BY ANY PUBLIC  
HIGHWAY OR ROAD NOW CROSSING OR HEREAFTER CROSSING THE PROPERTY; THE FOREGOING  
RIGHT OF INGRESS AND EGRESS INCLUDES THE RIGHT OF THE GRANTEE AND ASSIGNED  
EMPLOYEES OF GRANTEE TO DISASSEMBLE, REMOVE, TAKE DOWN, AND CLEAR AWAY ANY FENCE,  
BARRICADE, OR OTHER STRUCTURE WHICH OBSTRUCTS, PREVENTS, OR HINDERS GRANTEE'S  
INGRESS TO AND EGRESS FROM THE GRANTOR'S PROPERTY, AND SHOULD GRANTEE DEEM IT  
NECESSARY TO SO DISASSEMBLE, REMOVE, TAKE DOWN, OR CLEAR AWAY ANY SUCH FENCE,  
BARRICADE, OR OTHER STRUCTURE, GRANTEE SHALL, AS SOON AS IS REASONABLY FEASIBLE,  
REPLACE OR RESTORE GRANTOR'S PROPERTY TO AS SIMILAR A CONDITION AS REASONABLY  
PRACTICABLE AS EXISTED IMMEDIATELY PRIOR TO GRANTEE'S ACTIONS PURSUANT TO THIS  
PROVISION, UNLESS SAID FENCE, BARRICADE, OR OTHER STRUCTURE IS INCONSISTENT WITH THE  
RIGHTS CONVEYED TO GRANTEE HEREIN;  
(D) THE RIGHT OF GRADING FOR, CONSTRUCTION, MAINTAINING AND USING SUCH ROADS ON AND  
ACROSS THE PROPERTY AS GRANTEE MAY DEEM NECESSARY IN THE EXERCISE OF THE RIGHT OF  
INGRESS AND EGRESS OR TO PROVIDE ACCESS TO PROPERTY ADJACENT TO THE EASEMENT;  
(E) THE RIGHT FROM TIME TO TIME TO TRIM AND TO CUT DOWN AND CLEAR AWAY ANY AND ALL TREES  
AND BRUSH NOW OR HEREAFTER ON THE EASEMENT AND TO TRIM AND TO CUT DOWN AND CLEAR  
AWAY ANY TREES ON EITHER SIDE OF THE EASEMENT WHICH NOW OR HEREAFTER IN THE OPINION  
OF GRANTEE MAY BE A HAZARD TO ANY PIPELINE; VALVES, APPLIANCES, FITTINGS, OR OTHER  
IMPROVEMENTS BY REASON OF THE DANGER OF FALLING THEREON OR ROOT INFILTRATION  
THEREIN, OR WHICH MAY OTHERWISE INTERFERE WITH THE EXERCISE OF GRANTEE'S RIGHTS  
HEREUNDER; PROVIDED HOWEVER, THAT ALL TREES WHICH GRANTEE IS HEREBY AUTHORIZED TO  
CUT AND REMOVE, IF VALUABLE FOR TIMBER OR FIREWOOD, SHALL CONTINUE TO BE THE  
PROPERTY OF GRANTOR, BUT ALL TOPS, LOPS, BRUSH AND REFUSE WOOD SHALL BE BURNED OR  
REMOVED BY GRANTEE;  
(F) THE RIGHT TO MARK THE LOCATION OF THE EASEMENT BY SUITABLE MARKERS SET IN THE GROUND;  
PROVIDED THAT SUCH MARKERS SHALL BE PLACED IN FENCES OR OTHER LOCATIONS WHICH WILL  
NOT INTERFERE WITH ANY REASONABLE USE GRANTOR SHALL MAKE OF THE EASEMENT;

GRANTEE HEREBY COVENANTS AND AGREES:

- (A) GRANTEE SHALL NOT FENCE THE EASEMENT;  
(B) GRANTEE SHALL PROMPTLY BACKFILL ANY TRENCH MADE BY IT ON THE EASEMENT AND REPAIR ANY  
DAMAGE IT SHALL DO TO GRANTORS PRIVATE ROADS OR LANES ON THE LANDS;  
(C) TO THE EXTENT ALLOWED BY LAW, GRANTEE SHALL INDEMNIFY GRANTOR AGAINST ANY LOSS AND  
DAMAGE WHICH SHALL BE CAUSED BY THE EXERCISE OF THE RIGHTS OF INGRESS AND EGRESS OR  
BY ANY WRONGFUL OR NEGLIGENT ACT OR OMISSION OF GRANTEE'S AGENTS OR EMPLOYEES IN  
THE COURSE OF THEIR EMPLOYMENT.

THE STATE OF TEXAS )  
COUNTY OF WILLIAMSON )

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

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

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

THE STATE OF TEXAS )  
COUNTY OF WILLIAMSON )

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY  
THAT THE FOREGOING INSTRUMENT IN WRITING WITH ITS CERTIFICATION OF AUTHENTICATION,  
WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_,  
AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AND DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_,  
AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT  
NO. \_\_\_\_\_.

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

NANCY RISTER, CLERK COUNTY COURT  
WILLIAMSON COUNTY, TEXAS

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

DESCRIPTION OF 17.89 ACRE TRACT OF LAND

BEING 17.89 ACRE TRACT OF LAND RECORDED IN A DEED WITH DOCUMENT NO.  
2014028558, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS AND ALSO  
BEING OUT OF DAVID CURRY SURVEY, ABSTRACT NO. 130, WILLIAMSON COUNTY,  
TEXAS BEING ALL OF A CALLED 17.545 ACRE TRACT AS DESCRIBED IN A DEED TO  
KENNITH K. SCHROEDER AND RECORDED IN A DOUMENT NO. 2000016872, OFFICIAL  
PUBLIC RECORDS OF SAID COUNTY, AND SAID 17.89 ACRE TRACT OF LAND BEING  
MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

POINT OF BEGINNING: AT A FOUND ½" IRON ROD WITH "BAKER-AICKLEN" CAP FOUND  
FOR THE SOUTHEAST CORNER OF SAID TRACT, SAME BEING THE NORTHEAST  
CORNER OF LOT 4B, BLOCK A, FINAL PLAT OF CHANDLER CROSSING, REPLAT OF LOT 4,  
A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. 2007082507  
OF THE DEED AND PLAT RECORDS OF SAID COUNTY, SAME BEING ON THE WEST  
RIGHT-OF-WAY LINE OF SUNRISE ROAD;

THENCE: SOUTH 68°39'52" WEST, A DISTANCE OF 1,296.49 FEET TO A FOUND IRON ROD  
FOR A CORNER; SAID CORNER BEING THE SOUTHWEST CORNER OF SAID PROPERTY;

THENCE: NORTH 78°18'12" WEST, A DISTANCE OF 888.49 FEET TO A FOUND IRON ROD  
FOR A CORNER; SAID CORNER BEING THE NORTHWEST CORNER OF SAID PROPERTY;

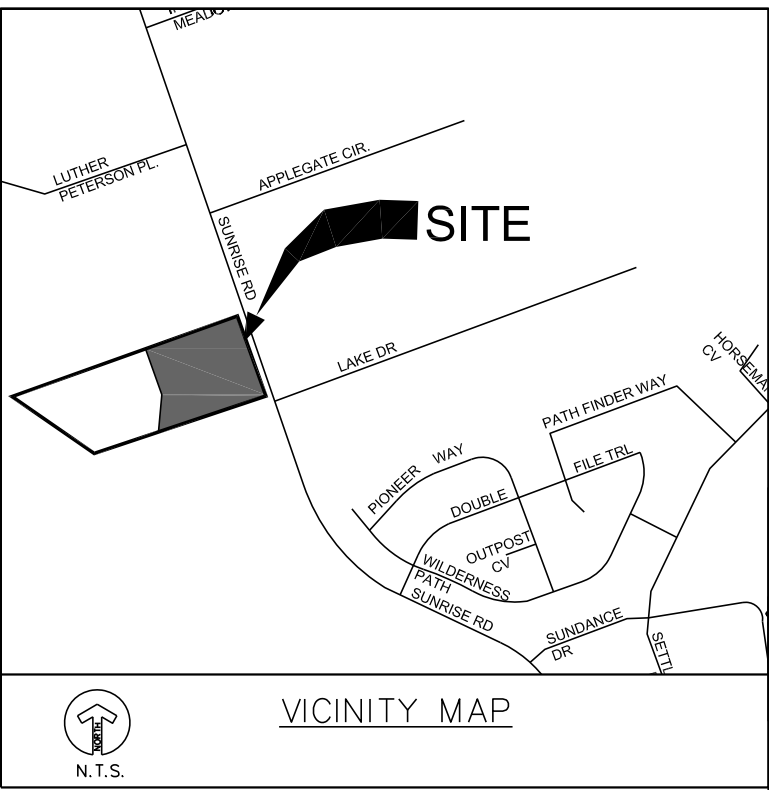
THENCE: NORTH 69°29'25" EAST, A DISTANCE OF 1,475.72 FEET TO A FOUND IRON ROD  
FOR A CORNER; SAID CORNER BEING THE NORTHWEST CORNER OF SAID PROPERTY  
ON THE WEST RIGHT-OF-WAY LINE OF SUNRISE ROAD;

THENCE: SOUTH 20°45'30" EAST AND A DISTANCE OF 454.86 FEET ALONG THE WEST  
RIGHT-OF-WAY LINE OF SUNRISE ROAD TO THE POINT OF BEGINNING, CONTAINING  
WITHIN THESE METES AND BOUNDS A 17.89 ACRE TRACT OF LAND, MORE OR LESS.

FINAL PLAT FOR  
SUNRISE LUXURY LIVING

ESTABLISHING LOT 1, PHASE I SUNRISE LUXURY LIVING SUBDIVISION OUT OF 17.89  
ACRE TRACT RECORDED IN A DEED WITH DOCUMENT NO. 2014028558, OFFICIAL  
PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS AND ALSO BEING OUT OF DAVID  
CURRY SURVEY, ABSTRACT NO 130, WILLIAMSON COUNTY, TEXAS BEING ALL OF A  
CALLED 17.545 ACRE TRACT AS DESCRIBED IN A DEED TO KENNITH K. SCHROEDER  
AND RECORDED IN DOCUMENT NO. 2000016872, OFFICIAL PUBLIC  
RECORDS OF SAID COUNTY.

FP2008-003



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

GRANTOR HEREBY DEDICATES THE EASEMENT FOR THE PURPOSES STATED HEREIN.

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

SHT 2 OF 2

**MHR Engineering, LLC.**

TBPE REGISTRATION NO. F-12026  
TBPLS REGISTRATION NO. F-10193913

16845 Blanco Road, Suite 106, San Antonio, TX 78232

PH: (210)641-0543, FAX: 210-497-2227

www.mhrenc.com

**Code Revision  
Section 8-144 – General  
Electrical Code**

**DATE:** September 16, 2020

**CODE SECTION:** Section 8-144 - General: to adopt the 2020 Edition of the National Electrical Code

**STAFF REVIEW AND ANALYSIS:**

This ordinance adopts the 2020 edition of the National Electrical Code. The State of Texas adopts a new electrical code every three years. This code amendment makes the City's code compliant with State code.

**RECOMMENDED MOTION:** Recommendation of approval for the amendments to Section 8-144 - General: to adopt the 2020 Edition of the National Electrical Code.

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15 **CHAPTER 8. ZONING AND DEVELOPMENT STANDARDS.**

16 **DIVISION 9. ELECTRICAL CODE**

17 **Sec. 8-144. - General.**  
18  
19  
20  
21  
22

- 23 (a) *National Electrical Code, NFPA 70.* The National Electrical Code, NFPA 70, ~~2017-2020~~ edition  
24 (hereinafter referred to as "NEC"), as amended herein, is hereby adopted as part of this division to  
25 the same effect as if it were copied verbatim herein and shall be in effect except as it may be in  
26 conflict with the provisions of this Code ~~or V.T.C.A., Local Government Code § 214.214.~~
- 27 (b) *Scope.* This code shall govern all installations of electrical conductors, raceway fittings, and/or  
28 equipment hereafter made, and all existing installations which are altered, or for which the use has  
29 changed. Repair and maintenance work shall be such that if any electrical conductor, raceway  
30 fittings, and/or equipment is removed and later replaced, same shall be replaced in accordance with  
31 the provisions of this division.
- 32 (c) *Responsibility for safe work.* This code shall not be construed to relieve or lessen the responsibility  
33 or liability of any person owning, operating, or installing electrical conductor devices, appliances,  
34 fixtures, apparatus, motors or equipment, for damages to persons or buildings caused by any defect  
35 therein nor shall the city be held liable for any damages by reason of enforcement or non-  
36 enforcement of this division.
- 37 (d) *Purpose.*  
38 (1) To safeguard persons and property from electrical hazards; and  
39 (2) To establish licensing, permit and inspection procedures to ensure quality electrical work. To  
40 accomplish this, the requirements set forth herein are intended to be minimum standards for  
41 electrical work.
- 42 (e) *Unlawful acts prohibited.*  
43 (1) It shall be unlawful for any person, as owner, agent, lessee, renter or otherwise to violate,  
44 disobey, refuse to comply with, resist or oppose the execution of this division.

1 (2) It shall be unlawful for any person to occupy or maintain any building or structure in which the  
2 electrical work, wiring or appliances are in violation of this division.

3 (3) Any person who commits any acts declared to be unlawful, or fails to perform an act required by  
4 this division, shall be subject to any and all penalties as provided herein. Any electrical  
5 installations erected or altered in violation of this Code shall be summarily condemned and  
6 removed at the expense of the person erecting or altering or allowing the same.

7 (f) *Amendments to the National Electrical Code, ~~2017~~2020 edition.*

8 (1) Article 300, National Electrical Code, ~~2017~~2020 edition, is hereby amended by adding Section  
9 24 which shall read as follows:

10 300.24. Special Safety Measures.

11 (a) Except upon written permission of the building official, no electrical conductor of any nature  
12 shall be installed nearer than three (3) inches to any metal pipe or duct which could  
13 operate at a temperature in excess of one hundred twenty (120) degrees Fahrenheit.

14 (b) Thermostat, low voltage control wiring and communications cables in dwellings shall be  
15 protected from mechanical damage and shall maintain two (2) inches clearance from all  
16 other wiring and pipes. Thermostat, low voltage control wiring and communications cables  
17 shall be well strapped or supported with insulated staples or supports not to exceed four  
18 (4) feet spacing.

**Code Revision**  
**Section 4-88 - Subdivision and addition plats**  
**Atlas 14**

**DATE:** September 16, 2020

**CODE AMENDMENT SECTIONS:** Section 4-88 - Subdivision and addition plats: to include provisions for final plats related to the re-delineation of floodplain limits due to the adoption of Atlas 14 rainfall data.

**STAFF REVIEW AND ANALYSIS:**

Background

This code amendment is to be adopted in conjunction with amendments to the City's Design and Construction Standards (DACS). The purpose of the changes is to require new developments to utilize the most recent rainfall data from the NOAA (National Oceanic and Atmospheric Administration). This data, referred to as Atlas 14, reflects measured rainfall over the last 20 years and is the best data available for drainage analysis and design.

This ordinance revision establishes the date after which subdivision plats must use the Atlas 14 data as September 1, 2020. It also states that final plats which have been approved, but not yet recorded, are not required to re-delineate floodplain based on Atlas 14 data, unless the final plat expires before it is recorded with the county.

**RECOMMENDED MOTION:** Recommendation of approval for the amendments to Section 4-88 - Subdivision and addition plats: to include provisions for final plats related to the re-delineation of floodplain limits due to the adoption of Atlas 14 rainfall data.

That Zoning and Development Code, Chapter 4, Article VII, Section 4-88, Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

**Chapter 4 - SUBDIVISION DESIGN AND CONSTRUCTION**

**Sec. 4-88. - Subdivision and addition plats.**

- (a) Preliminary and final plats for additions or subdivisions shall show the limits of the ultimate 1% annual chance floodplain for all waterways draining 50 or more acres by hatch marking said floodplain on the plat. In addition, all preliminary and final plats shall show the limits of zones A and AE as depicted on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), if such zones fall within the boundaries of the plat.
- (b) The final plat of any proposed addition or subdivision showing the limits of the ultimate 1% annual chance floodplain shall contain the following plat note:
- "No fences, structures, storage or fill shall be placed within the limits of the ultimate 1% annual chance floodplain unless approved in accordance with city ordinances."
- (c) The final plat of any proposed addition or subdivision containing any property within SF-R, SF-1, SF-2, SF-3, SF-D, TF or TH zoning districts, or single-family condominiums or detached townhomes contained within a Planned Unit Development, shall provide public right-of-way, drainage easements or separate lots dedicated for such purposes, as approved by the city, to cover at a minimum the ultimate 1% annual chance floodplain areas, drainage channels, pipe systems, and any other related drainage facilities. All other final plats shall provide drainage easements or separate lots dedicated for such purposes, as approved by the city, to cover at a minimum the ultimate 4% annual chance floodplain areas, drainage channels, pipe systems and any other related drainage facilities.
- (d) If any lot is adjacent to the ultimate 1% annual chance floodplain, the final plat shall establish minimum finished floor elevations (MFFE) for all such lots at two feet above the ultimate 1% annual chance floodplain elevation.
- (1) For single-lot plats containing multiple foundations, a separate exhibit shall be provided prior to recordation indicating the ~~minimum finished floor elevation~~ MFFE for each proposed slab adjacent to the ultimate 1% annual chance floodplain.

- 1 (e) The final plat shall contain a statement by an engineer certifying the easements, slab elevations and  
2 any other drainage related notes are in compliance with this chapter.
- 3 (f) No portion of any land located in the ultimate 1% annual chance floodplain shall be counted toward  
4 the minimum lot area requirement.
- 5 (g) For final plats that have been approved by the Planning and Zoning Commission (P&Z) prior to  
6 September 1, 2020, re-delineation of floodplain limits and MFFE on the approved final plat, due to  
7 adoption of Atlas 14 rainfall data, shall not be required as long as the final plat does not expire prior  
8 to recordation with the county. P&Z approval of a preliminary plat shall not vest floodplain or MFFE  
9 delineation for a subsequent final plat application.

**Code Revision**  
**Section 1-50 - Definitions**  
**Dwelling Units & Accessory Dwelling Units**

**DATE:** September 16, 2020

**BACKGROUND:** With the remodeling of a home in Round Rock West, staff was asked by a member of the Planning and Zoning Commission about the City's regulations regarding a second dwelling unit in single family zoning districts. The code currently defines a dwelling unit by whether it contains cooking facilities. A second set of cooking facilities indicates a second dwelling unit, which is prohibited. The code does not define cooking facilities, however, making enforcement difficult. Staff made a presentation and the Commission discussed this issue at their April 15<sup>th</sup> and May 6<sup>th</sup> meetings.

On June 17<sup>th</sup>, the Commission held a public hearing on a code revision to provide a definition for a cooking facility/kitchen and a slight change to the dwelling unit definition. At the public hearing, David Glenn, representing the Home Builders Association of Greater Austin, reported that some builders have a new multi-generational product designed to accommodate an elderly family member or caretaker and that these homes had separate kitchens. The Commission voted 5-3 to table action on the proposed code revision.

On July 15<sup>th</sup>, the Commission discussed a different approach to regulating second dwelling units. Instead of using cooking facilities/kitchens as the defining feature of a dwelling unit, the number of front doors on the house would be used to define a dwelling unit. After discussion with the Home Builders Association and representatives from Lennar, it was determined that this proposal was not workable for the multi-generational product. Because there was general agreement that the multi-generational product was a desirable option in newly-built neighborhoods, staff agreed to take another approach at revising the code.

**DISCUSSION:** The Code currently contains the following definition:

<b>Accessory dwelling unit</b>	A dwelling unit built on a legal lot in addition to a principal dwelling unit or structure. Accessory dwelling units are subordinate in size, location, and use to the principal structure.
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This use is permitted in the MU-2 (Mixed-Use Downtown Medium Density) and MU-R (Mixed-Use Redevelopment and Small Lot) zoning districts. It is also permitted, with supplementary standards, in the MU-L (Mixed-Use Limited), C-2 (Local Commercial) and OF-1 (General Office) zoning districts.

A new definition has been proposed, describing a different type of accessory dwelling unit, which would be permitted only in the SF-3 (Single Family – Mixed Lot) zoning district. **Exhibit 'A'** contains this definition, as well as a revision to the existing definition for 'dwelling unit'.

**RECOMMENDED MOTION:** Recommendation of approval for the amendments to Section 1-50 - Definitions.



## EXHIBIT 'A'

### 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
Accessory dwelling unit	A dwelling unit built on a legal lot in addition to a principal dwelling unit or structure. Accessory dwelling units are subordinate in size, location, and use to the principal structure.
<u>Accessory dwelling unit, connected</u>	<u>A dwelling unit which is integrated into the floorplan of a principal dwelling unit and includes a connecting door to the principal unit. A Connected Accessory Dwelling Unit is subordinate in size and use to the principal structure and may include a front door separate from the primary dwelling unit and its own dedicated garage parking space. A connected accessory dwelling unit cannot be a separate structure.</u>
Dwelling unit	A building or portion of it designed and used for residential occupancy by a single household and that includes exclusive sleeping, cooking, eating and sanitation facilities. <u>The term "dwelling unit" does not include Aa building containing more than one entrance on the front street yard side of the building, or more than one entrance from an attached garage to the building; set of cooking facilities is considered to be a multi-dwelling-unit structure. The term "dwelling-unit" nor</u> does <del>not</del> <u>it</u> include hotels, motels, lodging houses, sheds or similar accessory structures, campers or camp trailers, any recreational vehicle, or vehicle or portable structure having no permanent foundation other than wheels, jacks, or skirting.

**Code Revision**

**Section 2-25 - Permitted Uses in the Residential Districts  
'Accessory Dwelling Unit, Connected' to SF-3 (Single Family -Mixed Lot)**

**DATE:** September 16, 2020

**DISCUSSION:** A new definition, 'Accessory Dwelling Unit, connected' was presented in the previous agenda item. This code revision adds this use as permitted in the SF-3 (Single Family – Mixed Lot) zoning district. **Exhibit 'B'** contains the draft code revision.

**RECOMMENDED MOTION:** Recommendation of approval for the amendments to Section 2-25 – Permitted Uses in the Residential Districts.

## EXHIBIT 'B'

Sec. 2-25. - Permitted Uses in the Residential Districts.

Summary use table by residential zoning district

Use	Zoning District												
	AG	SF-R	SF-1	SF-2	SF-3	SF-D	MH	TF	TH	SR	MF-1	MF-2	Supplementary Use Standard
<b>P = Permitted    P/S = Permitted with supplementary use standards    SE = Special Exception needed    - = Prohibited</b>													
<i>Residential Uses</i>													
<u>Accessory Dwelling Unit, Connected</u>					P								
Apartment	-	-	-	-	-	-	-	-	-	P/S	P	P	2-91(c)
Assisted Living	-	-	-	-	-	-	-	-	-	P/S	-	-	2-91(d)
Group Home (six or fewer persons)	-	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	-	P/S	P/S	2-91(o)
Modular Housing	-				-	-	P		-	-	-	-	
Multifamily House	-	-	-	-	-	-	-	-	-	-	P	-	
Single-Family, Attached	-	-	-	-	-	-	-	P	-	-	-	-	
Single-Family, Detached	P	P	P	P	P	P	-	P/S	-	-	-	-	2-91(hh)
Single-Family, Detached Manufactured Home	-	-	-	-	-	-	P	-	-	-	-	-	
Single-Family, Zero Lot Line	-	-	-	P	-	-	-	-	-	-	-	-	
Single-Family, Village Residential	-	-	-	P	-	-	-	-	-	-	-	-	
Townhouse, Single Lot or Common Lot	-	-	-	-	-	-	-	-	P	P/S	P	P	2-91(jj)
<i>Public and Civic Uses</i>													
Amenity Center	-	P/S	P/S	P/S	P/S	-	P/S	P/S	P/S	P/S	P	P	2-91(b)
Community/Government Service	-	-	-	-	-	-	-	-	-	P/S	-	-	2-91(k)
Day Care (in home), six or fewer children	-	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	-	-	-	2-91(l)
Day Care, all other	-	-	-	-	-	-	-	-	-	-	P/S	P/S	2-91(l)

**EXHIBIT 'B'**

[illegible]