



City of Round Rock

Planning and Zoning Commission

Meeting Agenda - Final

Vice Chair Jennifer Henderson
Alternate Vice Chair Greg Rabaey
Commissioner Stacie Bryan
Commissioner Casey Clawson
Commissioner Paul Emerson
Commissioner Jennifer Sellers
Commissioner Rob Wendt

Wednesday, March 3, 2021

6:00 PM

City Council Chambers, 221 East Main St.

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 may attend via Zoom video conferencing. Members of the public are able to speak during Citizen Communication and public hearings 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.

This meeting is also viewable live online at www.roundrocktexas.gov/tv, and 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 February 3, 2021 Planning and Zoning Commission meeting.

F. ZONING AND PLATTING:

- F.1 Consider public testimony regarding, and a recommendation concerning the request filed by Halff Associates, on behalf of the property owners, Diana Hall, et al, to rezone 6.84 acres of land from C-1 (General Commercial) zoning district to the MF-3 (Multifamily - Urban) district as a Planned Unit Development (PUD) to be known as Round Rock Lofts PUD, generally located on the east side of Chisholm Trl., south of W. Old Settlers Blvd. Case No. ZON2101-002
- F.2 Consider public testimony regarding, and a recommendation concerning the request filed by Hagood Engineering Associates, Inc., on behalf of the property owner, Greater Round Rock Community Foundation, Inc., for Amendment No. 1 to Planned Unit Development No. 88 (Round Rock Community Foundation PUD), generally located southeast of the intersection of E. Main St. and N. Georgetown St. Case No. ZON2102-001
- F.3 Consider public testimony regarding and approval concerning the request filed by Hagood Engineering Associates, Inc., on behalf of the property owner, Greater Round Rock Community Foundation, Inc., to Replat Lot 1, Block A of the Round Rock Community Foundation Subdivision, generally located southeast of the intersection of E. Main St. and N. Georgetown St. Case No. FP2102-001

G. STAFF REPORT:

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

H. ADJOURNMENT

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

*§551.071 Consultation with Attorney
§551.072 Deliberations regarding Real Property
§551.073 Deliberations regarding Gifts and Donations
§551.074 Personnel Matters
§551.076 Deliberations regarding Security Devices
§551.087 Deliberations regarding Economic Development Negotiations*

POSTING CERTIFICATION

I certify that this notice of the Planning and Zoning Commission Meeting was posted on the 25th day of February 2021 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, February 3, 2021

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 and public hearings 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.

This meeting was also viewable live online at www.roundrocktexas.gov/tv, and 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, February 3, 2021 in the City Council Chambers, located at 221 E. Main Street, Round Rock. Vice-chair Henderson called the meeting to order at 6:00 PM.

ROLL CALL

Present 7 - Vice Chair Jennifer Henderson
Alternate Vice Chair Greg Rabaey
Commissioner Stacie Bryan
Commissioner Casey Clawson
Commissioner Paul Emerson
Commissioner Jennifer Sellers
Commissioner Rob Wendt

Absent 0

PLEDGES OF ALLEGIANCE

Vice-chair Henderson 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** Consider approval of the minutes for the January 13, 2021 Planning and Zoning Commission meeting.

A motion was made by Commissioner Sellers, seconded by Commissioner Clawson, to approve the January 13, 2021 P&Z Minutes. The motion passed by the following vote:

Aye: 7 - Vice Chair Henderson
Alternate Vice Chair Rabaey
Commissioner Bryan
Commissioner Clawson
Commissioner Emerson
Commissioner Sellers
Commissioner Wendt

Nay: 0

Absent: 0

PLATTING AND ZONING:

- F.1** Consider public testimony regarding, and a recommendation concerning the City-initiated rezoning of 1.02 acres of land from the C-1 (General Commercial) zoning district to the SF-2 (Single-family Standard Lot) zoning district, generally located on the north side of Ledbetter St.; west of Clark St. Case No. ZON2101-001

Clyde von Rosenberg, Sr. Planner, made the staff presentation.

Vice-Chair Henderson opened the hearing for public testimony.

Jorge Rodriguez, 4105 Risa Ct., Round Rock, spoke during the public hearing.

A motion was made by Commissioner Clawson, seconded by Commissioner Bryan, to recommend for City Council approval. The motion passed by the following vote:

Aye: 7 - Vice Chair Henderson
Alternate Vice Chair Rabaey
Commissioner Bryan
Commissioner Clawson
Commissioner Emerson
Commissioner Sellers
Commissioner Wendt

Nay: 0

Absent: 0

- F.2** Consider approval of the Avery Center East Phase 1 Preliminary Plat, generally located on the east side of N. A.W. Grimes Blvd. and south of CR 122. Case No. PP2011-001

Caitlyn Reeves, Sr. Planner, made the staff presentation. Applicant representative was available to answer questions.

A motion was made by Alternate Vice Chair Rabaey, seconded by Commissioner Sellers, to approve the Final Plat. The motion passed by the following vote:

Aye: 7 - Vice Chair Henderson
Alternate Vice Chair Rabaey
Commissioner Bryan
Commissioner Clawson
Commissioner Emerson
Commissioner Sellers
Commissioner Wendt

Nay: 0

Absent: 0

- F.3** Consider approval of the Salerno Phase 3 Final Plat, generally located southeast of University Blvd. and CR 110. Case No. FP2012-002

Caitlyn Reeves, Sr. Planner, made the staff presentation. Applicant representative was available to answer questions.

A motion was made by Commissioner Wendt, seconded by Commissioner Sellers, to approve the Final Plat. The motion passed by the following vote:

Aye: 7 - Vice Chair Henderson
Alternate Vice Chair Rabaey
Commissioner Bryan
Commissioner Clawson
Commissioner Emerson
Commissioner Sellers
Commissioner Wendt

Nay: 0

Absent: 0

STAFF REPORT:

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

No report was given at this meeting.

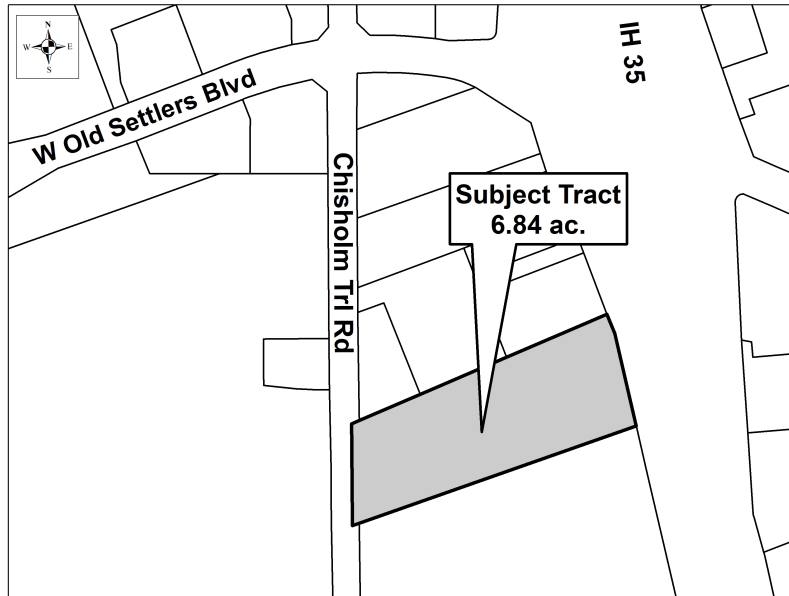
ADJOURNMENT

There being no further business, Vice-chair Henderson adjourned the meeting at 6:32 PM.

Respectfully Submitted,

Veronica Chandler, Planning Technician

**Round Rock Lofts PUD
ZONING ZON2101-002**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of a rezoning from C-1 (General Commercial) to PUD (Planned Unit Development)

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

DESCRIPTION: 6.84 acres out of the David Curry Survey, Abstract No. 130

CURRENT USE OF PROPERTY: undeveloped

COMPREHENSIVE PLAN LAND USE DESIGNATION: commercial

ADJACENT LAND USE:

North: restaurant and motel - C-1 (General Commercial)

South: undeveloped - C-1

East: Interstate Highway 35

West: (across Chisholm Trail Blvd.) - undeveloped - LI (Light Industrial)

PROPOSED LAND USE: Urban multifamily with first-floor commercial

TOTAL ACREAGE: 6.84

Owner:

Hall, Diana Indiv & As Tr & Et Al
2403 Meadow Ln.
Taylor, TX 76574

Agent:

Halff Associates
Jordan Maddox
9500 Amberglen Blvd., Bldg. F, Ste. 125
Austin, TX 78729

Round Rock Lofts PUD
ZONING ZON2101-002

HISTORY: The property is zoned as C-1 (General Commercial) and is undeveloped.

DATE OF REVIEW: March 3, 2021

LOCATION: On the east side of Chisholm Trail; south of W. Old Settlers Blvd.

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan and Zoning: The 2030 FLUM (Future Land Use Map) designates the property for commercial use. It is zoned as C-1 (General Commercial). If adopted, the PUD will amend the FLUM to accommodate the proposed mixed-use development.

Traffic, Access, and Roads: The property has access from the southbound IH-35 frontage road on its eastern boundary and from Chisholm Trail Road on its western boundary. No TIA (Traffic Impact Analysis) will be required, as the project will be subject to the Roadway Impact Fee regulations. A turn lane/driveway analysis will be required with the submittal of a site plan.

Proposed PUD (Planned Unit Development) zoning: The Round Rock Lofts PUD proposes a multi-level urban residential building with first-floor commercial spaces. There will be a minimum of 45 living units per acre and at least 10,000 sq. ft. of commercial space. The uses and associated amenities will be contained within the building. Required residential parking will be provided in a multi-level parking structure which will be either wrapped by the building or constructed in a podium style design. Any visible parking structure façade will not directly face IH-35 or Chisholm Trail Road.

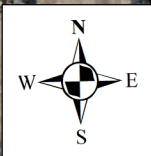
The design elements of the building(s) shall substantially comply with the depictions contained in **Exhibit 'B'**, including, but not limited to elevation variation, roof pitch, orientation, incorporating an urban style. A parapet shall surround the top of the building and the parking structure cannot exceed the height of the building. The maximum building height is 8 stories.

The PUD incorporates the requirements of the MF-3 (Multifamily – Urban) zoning district, which include structured parking, balconies on at least 25% of all dwelling units, internal stairways, amenities and streetscape and landscape features.

The commercial uses allowed will be those of the C-1a (General Commercial – Limited) zoning district, as further regulated by the PUD. **Section 6.2** contains a list of prohibited uses, which includes drive-throughs, fuel sales and auto service facilities.

RECOMMENDED MOTION:

Staff recommends approval of the rezoning from C-1 (General Commercial) to PUD (Planned Unit Development), providing for a multi-level urban residential building with first-floor commercial spaces.

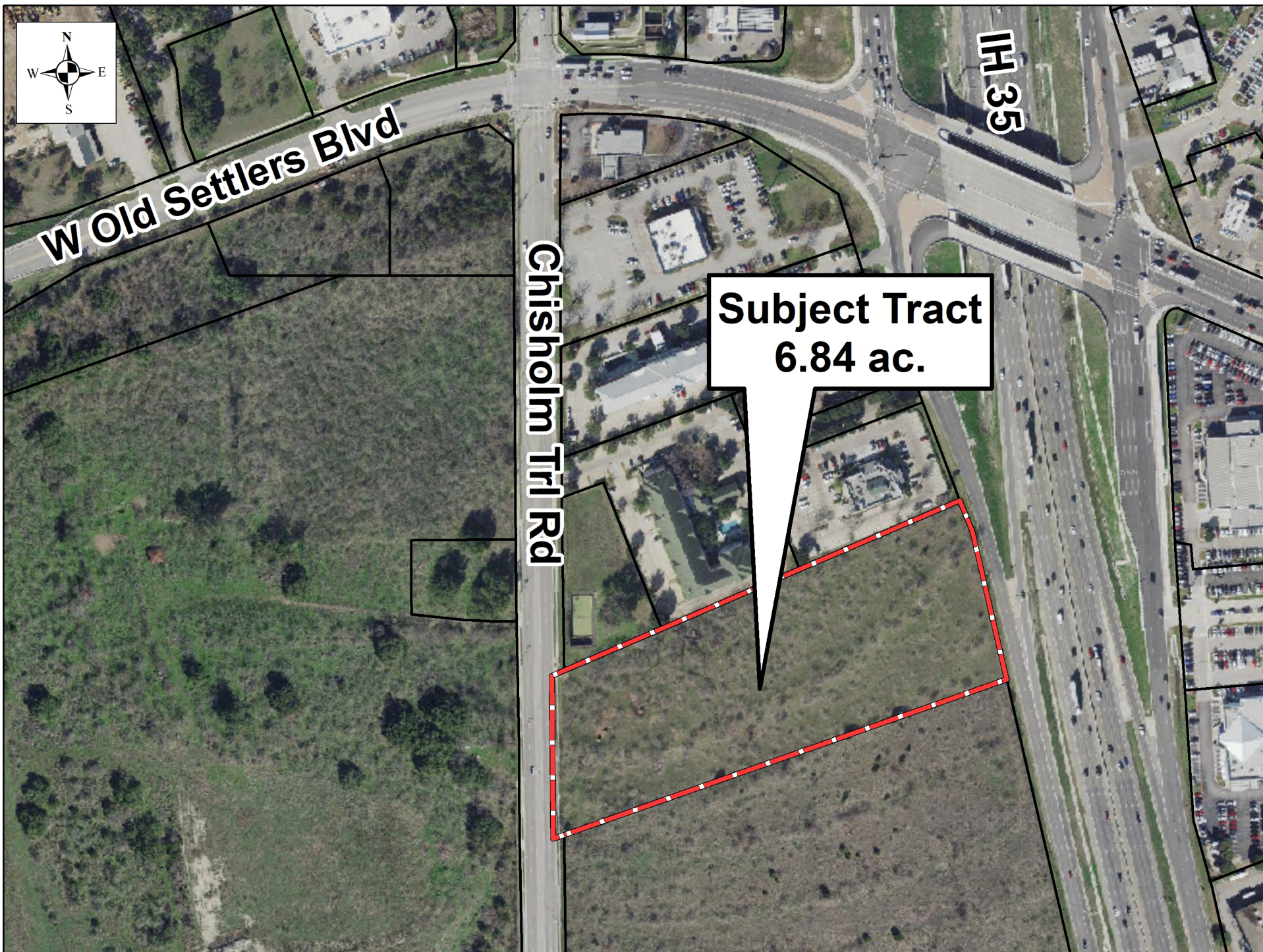


W Old Settlers Blvd

Chisholm Trl Rd

IH 35

**Subject Tract
6.84 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.” This PUD Development Plan shall be hereinafter referred to as “the Plan.”

2. PROPERTY

This Plan covers approximately 6.84 acres of land, located within the City of Round Rock, Texas, and more particularly described in **Exhibit “A”**.

3. PURPOSE

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

4. APPLICABILITY OF CITY ORDINANCES

4.1. Zoning Ordinance

All aspects not specifically covered by this Plan shall be regulated by the **MF-3 (Multi-Family Urban)** and the **C-1a (General Commercial – Limited)**, as amended. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.

4.2. Other Ordinances

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

5. PROJECT DESCRIPTION

5.1. The project is to consist of a multi-level urban residential development with a mix of first-floor commercial spaces. The residential units will be internally accessed, and the associated amenities will be contained within the multi-level structure. The uses will be served by a multi-level parking structure and surface parking spaces.

(1) A minimum of 45 living units per acre.

(2) A minimum of 10,000 sq. ft. of commercial space.

6. PERMITTED & PROHIBITED USES

6.1. Urban Multi-Family

- (1) All uses permitted in the **MF-3 (Multifamily – Urban)** zoning district; the multifamily development shall conform with the requirements of the district, unless otherwise specified by this Plan.

6.2. Commercial

- (1) All uses permitted in the **C-1a (General Commercial – Limited)** zoning district, except for the following uses, which are prohibited:
 - (a) Auto Sales, Rental, or Leasing Facilities
 - (b) Auto Service Facilities
 - (c) Call Center
 - (d) Car Wash
 - (e) Drive-through services
 - (f) Emergency Medical services
 - (g) Fuel Sales
 - (h) Funeral Home
 - (i) Parking, Commercial
 - (j) Shooting and Archery Ranges
 - (k) All uses listed in Section 2-91 (ee)(2)(a) of the Code.

7. DEVELOPMENT STANDARDS

7.1. Lot and building dimensional standards.

Standard	Unit of Measure
Min. Lot Width	50 feet
Min. Building Setback to IH-35 ROW	45 feet
Min. Building Setback to Chisholm Trail Road ROW	25 feet
Min. Side Building Setback	10 feet
Min. Rear Building Setback	10 feet
Min. Building Separation	10 feet
Max. Building Height ¹	8 stories

1. A structured parking facility shall not exceed the height of the building it serves.

7.2. Building Design and Orientation

- (1) The design elements of the building(s) shall substantially comply with the depictions contained in **Exhibit ‘B’**, including, but not limited to elevation variation, roof pitch, orientation, incorporating an urban style.
- (2) A parapet shall surround the top of the building.
- (3) The residential structured parking shall be constructed in either a wrap or podium-style design.

- (4) The façade of a parking structure shall not directly face IH-35 or Chisholm Trail Road.

7.3. Amenities

- (1) A minimum of five (5) of the following amenities accessible to all residents shall be provided, at least one of which must be chosen from those designated as satisfying the open space requirement. These amenities shall combine for a minimum of 12,000 sq. ft.

- (a) Playground equipment
- (b) Private fitness facility*
- (c) Picnic area, to contain no fewer than two tables and two cooking grills
- (d) Beach Pool (shallow entry pool)#
- (e) Lap Pool#
- (f) Multi-purpose grass-covered field that can be used for outdoor yoga classes, croquet, bocce ball, micro-soccer, or small children's play yard #
- (g) Activity zone with putting green, shuffleboard, and climbing wall
- (h) Business center, to contain no less than one computer, printer, fax machine, copier, and scanner (printer, fax machine, copier, and scanner may be integrated into a single device), available for resident use*
- (i) Sports court (tennis, basketball, or volleyball)
- (j) Kitchen available for resident use*
- (k) Social room available for resident use*
- (l) Grille house
- (m) Outdoor walking paths#

*These amenities may be located within an amenity center, yet each shall qualify individually toward the amenity requirement.

#These amenities shall satisfy the open space requirement contained in Section 2-24 (d)(5).

7.4. Special Streetscape and Landscape Features

- (1) Private driveways and surface parking shall include a minimum of four (4) of the following site features:

- (a) Benches
- (b) Bike racks
- (c) Public art
- (d) Courtyards or plazas
- (e) Decorative paving
- (f) Water features, such as fountains
- (g) Decorative trash receptacles
- (h) Street trees

7.5. Parking

(1) Residential Parking

- (a) The following minimum off-street parking requirements shall be met within a parking structure that is directly attached to the residential structure:
 - i. 1 bedroom: 1.25 spaces
 - ii. 2 bedroom: 2 spaces
 - iii. 3 bedroom: 2.5 spaces
- (b) Additional parking for guests to the residential units shall be provided in the amount of five percent (5%) of the total resident parking required in (a) above. This additional parking may be provided either within the parking structure directly attached to the residential structure or on surface parking areas.

(2) Non-residential Parking

- (a) The minimum off-street parking requirements, in accordance with Section 8-46 of the Code, shall be met either within the parking structure directly attached to the residential structure or on surface parking areas.
- (b) Ancillary uses to the residential use (such as the Leasing Office and Amenity areas) shall have no parking requirement.

7.6. Access to IH-35 Frontage Road

- (1) Driveway access from the southbound IH-35 frontage road will be limited to one location, in accordance with the City of Round Rock Access Management Plan for State Highways.

8. CHANGES TO DEVELOPMENT PLAN

8.1. 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.

8.2. Major Changes

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

LIST OF EXHIBITS

Exhibit “A” – Survey

Exhibit “B” – Building Elevation

Exhibit "A"

LEGAL DESCRIPTION

DESCRIPTION OF 6.993 ACRES (APPROX. 184,106 S.F.) IN THE DAVID CURRY SURVEY, ABSTRACT NO. 138 IN HILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 36.89 ACRE TRACT CONVEYED TO THE CHAD WILLIAM WALL TRUST OF 1999, THE CENTER CORNER HILL LAMAR TRACT OF 1999, THE KIMBERLY HALL WINDAM TRACT OF 1999 AND THE OGDEN HALL TRACT OF 1999 IN A CITY DEED DESCRIBED IN COUNTY NO. 20888007575, BEING THE OFFICIAL PUBLIC RECORDS OF HILLIAMSON COUNTY, TEXAS, SAID 6.993 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 2" IRON PIPE FOUND IN THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35 (RIGHT-OF-WAY WIDTH VARIES), SAME BEING THE NORTHEAST CORNER OF A 63.777 ACRE TRACT DESCRIBED IN COUNTY NO. 20888007575, BEING THE OFFICIAL PUBLIC RECORDS OF HILLIAMSON COUNTY, TEXAS, ALSO BEING THE SOUTHWEST CORNER OF SAID 36.89 ACRE TRACT;

THENCE SOUTH 79°51'30" WEST, WITH THE NORTH LINE OF SAID 63.777 ACRE TRACT, SAME BEING THE SOUTH LINE OF SAID 36.89 ACRE TRACT, A DISTANCE OF 504.55 FEET TO A 1/2" IRON PIPE FOUND IN THE EAST RIGHT-OF-WAY LINE OF CHISHOLM TRAIL (RIGHT-OF-WAY WIDTH VARIES), SAME BEING THE NORTHEAST CORNER OF SAID 63.777 ACRE TRACT, ALSO BEING THE SOUTHWEST CORNER OF SAID 36.89 ACRE TRACT, FROM WHICH A 1/2" BEAR WITH AN ANGLE POINT IN THE EAST RIGHT-OF-WAY LINE OF CHISHOLM TRAIL, SAME BEING THE WEST LINE OF SAID 63.777 ACRE TRACT, BEARS SOUTH 80°24'39" EAST, A DISTANCE OF 38.37 FEET;

THENCE NORTH 80°43'12" WEST, WITH THE EAST RIGHT-OF-WAY LINE OF CHISHOLM TRAIL, SAME BEING THE WEST LINE OF SAID 36.89 ACRE TRACT, A DISTANCE OF 122.18 FEET TO A 1/2" BEAR IN THE WEST LINE OF SAID 36.89 ACRE TRACT, SAME BEING AN ANGLE POINT IN THE EAST RIGHT-OF-WAY LINE OF CHISHOLM TRAIL;

THENCE NORTH 66°43'04" EAST, CROSSING SAID 36.89 ACRE TRACT, PASSING AT A DISTANCE OF 22.83 FEET, A 1/2" BEAR FOUND FOR AN ANGLE POINT IN THE EAST RIGHT-OF-WAY LINE OF CHISHOLM TRAIL, SAME BEING THE SOUTHWEST CORNER OF LOT 4, BLOCK A, CHISHOLM TRAIL HOTEL CENTRE A SUBDIVISION OF RECORD IN GABRIEL P. PAGE 124 OF THE PLAT RECORDS OF HILLIAMSON COUNTY, TEXAS, CONTINUING ACROSS SAID 36.89 ACRE TRACT, WITH THE SOUTH LINE OF SAID LOT 4, HOLDING A DISTANCE OF 124.38 FEET, 6.37 FEET RIGHT OF A 1/2" BEAR FOUND FOR THE SOUTHWEST CORNER SAID LOT 4, SAME BEING THE SOUTHWEST OF LOT 3, BLOCK A, AMENDING PLAT OF LOT 2 AND 3, CHISHOLM TRAIL HOTEL CENTRE, A SUBDIVISION OF RECORD IN GABRIEL P. PAGE 124 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONTINUING ACROSS SAID 36.89 ACRE TRACT, WITH THE SOUTH LINE OF SAID LOT 3, PASSING AT A DISTANCE OF 157.48 FEET, 8.23 FEET TO THE RIGHT OF A 1/2" BEAR FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 3, BEING THE SOUTHWEST CORNER OF LOT 3, BLOCK A OF SAID CHISHOLM TRAIL HOTEL CENTRE AND CONTINUING ACROSS SAID 36.89 ACRE TRACT, WITH THE SOUTH LINE OF SAID LOT 3, FOR A TOTAL DISTANCE OF 855.65 FEET TO A 1/2" BEAR FOUND IN THE WEST RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 35, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 1, ALSO BEING A POINT IN THE EAST LINE OF SAID 36.89 ACRE TRACT FROM WHICH A 1/2" BEAR WITH CAP FOUND IN THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35, SAME BEING THE NORTHEAST CORNER OF SAID LOT 1, BEARS NORTH 22°45'53" WEST, A DISTANCE OF 233.81 FEET;

FLOOD INFORMATION

By graphic plotting only, this property is located in Zone "4" of the Flood Insurance Rate Map, Community Flood No. 48620C0017, which bears an effective date of December 28, 2019 and is NOT in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

SURVEYOR'S NOTES

- Underground utility installations, underground improvements, foundations and/or other underground structures were not located by this Survey.
- The Surveyor did not abstract the subject property. This Survey is based on documentation provided by the Client and/or Title Company.
- This Survey was completed without the benefit of a Title Commitment. There may be easements or other matters of instrument not shown on this Survey.
- Underground utility locations are based on a combination of existing utility maps, visible inspection, and third party utility records. Exact location needs to be field verified prior to any construction or excavation.
- All measurements shown are in U.S. Survey Feet.
- All coordinates are based on the Texas Coordinate System, South Central Zone, North American DATUM of 1983.
- All coordinates shown are grid values and may be converted to Surface by multiplying by the Surface Adjustment factor of 1.000017 Units: U.S. Survey Feet.
- All Elevations shown are based on NAVD83, using GEOID 12A.
- THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOL. 626, PG. 585; DOC. NO. 20888007575, BEING OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.

BASIS OF BEARINGS

Basis of Bearing shown herein are derived from the Texas coordinate system (4268), South Central Zone, NAD 83.



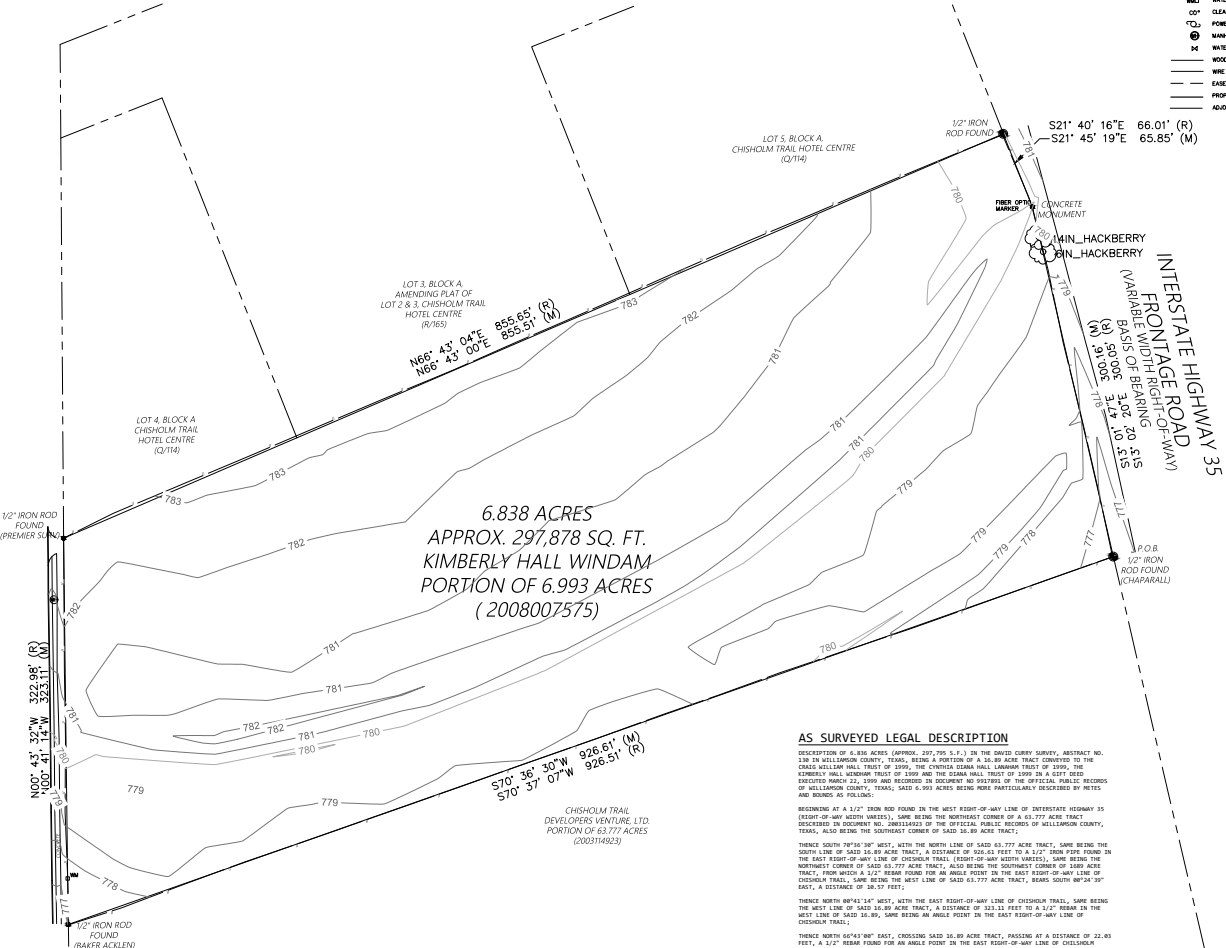
I, Enrique C. Elizondo, a Registered Professional Land Surveyor do hereby certify that this plat represents an actual survey made on the ground under my supervision and substantially complies with the minimum standards for land surveying in Texas as set forth by the State Board of Professional Land Surveying and that there are no encroachments or visible easements, to the best of my knowledge and belief, except as shown herein. This 5th day of January, 2021.

The fieldwork was completed on January 4, 2021.

Enrique C. Elizondo,
Registered Professional Land Surveyor
Texas Registration No. 6386



CHISHOLM TRAIL
(VARIABLE WIDTH RIGHT-OF-WAY)



AS SURVEYED LEGAL DESCRIPTION

DESCRIPTION OF 6.838 ACRES (APPROX. 297,788 S.F.) IN THE DAVID CURRY SURVEY, ABSTRACT NO. 138 IN HILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 36.89 ACRE TRACT CONVEYED TO THE CHAD WILLIAM WALL TRUST OF 1999, THE CENTER CORNER HILL LAMAR TRACT OF 1999, THE KIMBERLY HALL WINDAM TRACT OF 1999 AND THE OGDEN HALL TRACT OF 1999 IN A CITY DEED DESCRIBED IN COUNTY NO. 20888007575, BEING THE OFFICIAL PUBLIC RECORDS OF HILLIAMSON COUNTY, TEXAS, SAID 6.838 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35 (RIGHT-OF-WAY WIDTH VARIES), SAME BEING THE NORTHEAST CORNER OF A 63.777 ACRE TRACT DESCRIBED IN COUNTY NO. 20888007575, BEING THE OFFICIAL PUBLIC RECORDS OF HILLIAMSON COUNTY, TEXAS, ALSO BEING THE SOUTHWEST CORNER OF SAID 36.89 ACRE TRACT;

THENCE SOUTH 79°51'30" WEST, WITH THE NORTH LINE OF SAID 63.777 ACRE TRACT, SAME BEING THE SOUTH LINE OF SAID 36.89 ACRE TRACT, A DISTANCE OF 504.55 FEET TO A 1/2" IRON PIPE FOUND IN THE EAST RIGHT-OF-WAY LINE OF CHISHOLM TRAIL (RIGHT-OF-WAY WIDTH VARIES), SAME BEING THE NORTHEAST CORNER OF SAID 63.777 ACRE TRACT, ALSO BEING THE SOUTHWEST CORNER OF SAID 36.89 ACRE TRACT, FROM WHICH A 1/2" BEAR WITH AN ANGLE POINT IN THE EAST RIGHT-OF-WAY LINE OF CHISHOLM TRAIL, SAME BEING THE WEST LINE OF SAID 63.777 ACRE TRACT, BEARS SOUTH 80°24'39" EAST, A DISTANCE OF 38.37 FEET;

THENCE NORTH 80°43'12" WEST, WITH THE EAST RIGHT-OF-WAY LINE OF CHISHOLM TRAIL, SAME BEING THE WEST LINE OF SAID 36.89 ACRE TRACT, A DISTANCE OF 122.18 FEET TO A 1/2" BEAR IN THE WEST LINE OF SAID 36.89 ACRE TRACT, SAME BEING AN ANGLE POINT IN THE EAST RIGHT-OF-WAY LINE OF CHISHOLM TRAIL;

THENCE NORTH 66°43'04" EAST, CROSSING SAID 36.89 ACRE TRACT, PASSING AT A DISTANCE OF 22.83 FEET, A 1/2" BEAR FOUND FOR AN ANGLE POINT IN THE EAST RIGHT-OF-WAY LINE OF CHISHOLM TRAIL, SAME BEING THE SOUTHWEST CORNER OF LOT 4, BLOCK A, CHISHOLM TRAIL HOTEL CENTRE A SUBDIVISION OF RECORD IN GABRIEL P. PAGE 124 OF THE PLAT RECORDS OF HILLIAMSON COUNTY, TEXAS, CONTINUING ACROSS SAID 36.89 ACRE TRACT, WITH THE SOUTH LINE OF SAID LOT 4, HOLDING A DISTANCE OF 124.38 FEET, 6.37 FEET RIGHT OF A 1/2" BEAR FOUND FOR THE SOUTHWEST CORNER SAID LOT 4, SAME BEING THE SOUTHWEST OF LOT 3, BLOCK A, AMENDING PLAT OF LOT 2 AND 3, CHISHOLM TRAIL HOTEL CENTRE, A SUBDIVISION OF RECORD IN GABRIEL P. PAGE 124 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONTINUING ACROSS SAID 36.89 ACRE TRACT, WITH THE SOUTH LINE OF SAID LOT 3, PASSING AT A DISTANCE OF 157.48 FEET, 8.23 FEET TO THE RIGHT OF A 1/2" BEAR FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 3, BEING THE SOUTHWEST CORNER OF LOT 3, BLOCK A OF SAID CHISHOLM TRAIL HOTEL CENTRE AND CONTINUING ACROSS SAID 36.89 ACRE TRACT, WITH THE SOUTH LINE OF SAID LOT 3, FOR A TOTAL DISTANCE OF 855.65 FEET TO A 1/2" BEAR FOUND IN THE WEST RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 35, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 1, ALSO BEING A POINT IN THE EAST LINE OF SAID 36.89 ACRE TRACT FROM WHICH A 1/2" BEAR WITH CAP FOUND IN THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35, SAME BEING THE NORTHEAST CORNER OF SAID LOT 1, BEARS NORTH 22°45'53" WEST, A DISTANCE OF 233.81 FEET;

THENCE WITH THE EAST LINE OF SAID 36.89 ACRE TRACT, SAME BEING THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35, THE FOLLOWING TWO (2) COURSES:

- SOUTH 21°45'18" EAST, A DISTANCE OF 86.85 FEET TO A CONCRETE HIGHWAY MONUMENT FOUND;
- SOUTH 12°45'18" EAST, A DISTANCE OF 380.3 FEET TO THE POINT OF BEGINNING, CONTAINING 6.838 ACRES OF LAND MORE OR LESS.

- LEGEND
- 1/2" IRON ROD FOUND
 - 1/2" IRON ROD SET
 - CONTROL MONUMENT
 - BENCH MARK
 - RECORD BEARING
 - MAP PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
 - D.A.G.C.T. RECORDS, WILLIAMSON COUNTY, TEXAS
 - WATER METER
 - CLEAN OUT
 - POWER POLE
 - MANHOLE
 - WATER VALVE
 - WOOD FENCE
 - WIRE FENCE
 - EASEMENT
 - PROPERTY BOUNDARY
 - ADJACENT PROPERTY

ORDER NUMBER	CLIENT NAME	DATE
7297	ELIZONDO ASSOCIATES	2021
DRAWN BY:	DATE:	
ELC	2021	
FILED BY:	DATE:	
ELC	2021	
FILE NAME:	DATE:	
11153 Westwood Loop, Ste 120 Round Rock, TX 78681 FIRM NO. 1010384	2021	



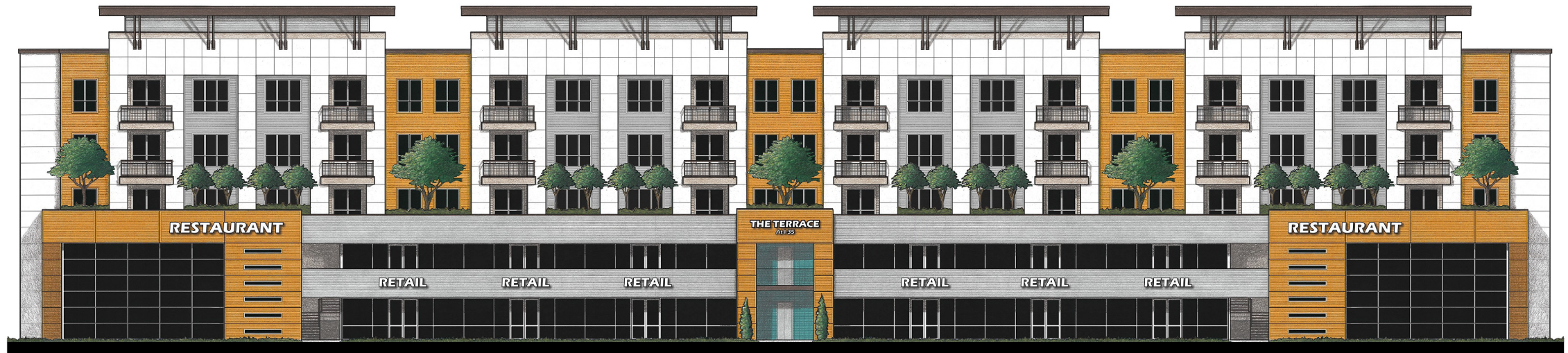
Phone: (210) 374-4128
11153 Westwood Loop, Ste 120
Round Rock, TX 78681
FIRM NO. 1010384
www.elizondosurveys.com



2200 35th St N
Round Rock, TX 78681

PROJECT NUMBER
7297
Reference Number:
Sheet 1 of 1

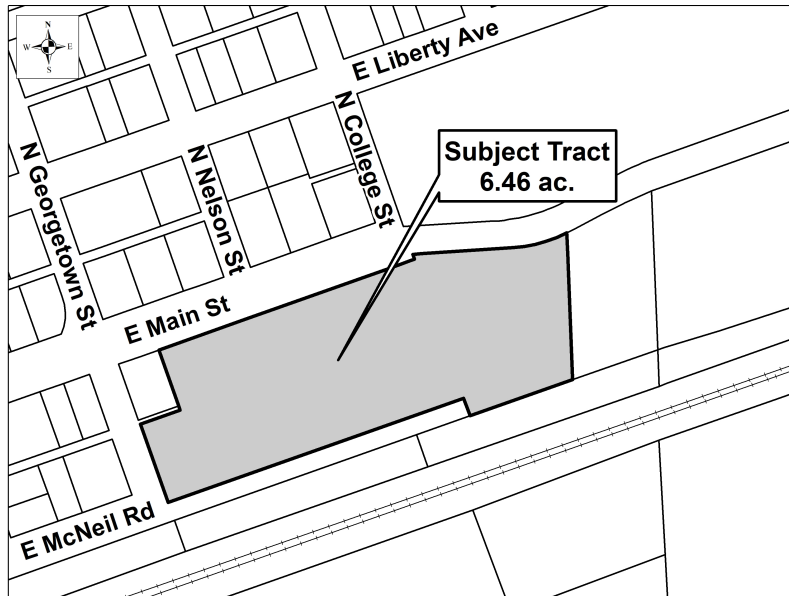
EXHIBIT 'B'



ROUND ROCK LOFTS

February 08, 2021

**Round Rock Community Foundation PUD Amend. No. 1
ZONING ZON2102-001**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of an amendment to PUD No. 88

ZONING AT TIME OF APPLICATION: PUD (Planned Unit Development) No. 88

DESCRIPTION: 6.46 acres out of the Wiley Harris Survey Abstract No. 298

CURRENT USE OF PROPERTY: community services

COMPREHENSIVE PLAN LAND USE DESIGNATION: Downtown Mixed Use

ADJACENT LAND USE:

North: single family - MU-L (Mixed-Use - limited) & senior housing - C-1 (General Commercial)
 South: Union Pacific railroad
 East: Round Rock Serving Center - C-1 (General Commercial)
 West: single family - MU-L

PROPOSED LAND USE: community services

TOTAL ACREAGE: 6.46

Owner:
 Round Rock Community Foundation, Inc.
 Nyle Maxwell
 206 E. Main St.
 Round Rock, TX 78664

Agent:
 Hagood Engineering Associates, Inc.
 Raquel Ramirez
 900 E. Main St.
 Round Rock, TX 78664

**Round Rock Community Foundation
Amendment No. 1 to PUD No. 88
ZONING ZON2102-001**

HISTORY: PUD (Planned Unit Development) No. 88 was approved by the City Council in February of 2011. It provides for community service uses. A building to house a Head Start program was constructed by Opportunities for Williamson & Burnet Counties (OWBC). The remainder of the site is undeveloped.

DATE OF REVIEW: March 3, 2021

LOCATION: Southeast of the intersection of E. Main St. and N. Georgetown St.

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan and Zoning: The FLUM (Future Land Use Map) of the comprehensive plan designates the site as downtown mixed-use. PUD No. 88 is the zoning for the property.

PUD amendments: The current site layout exhibit specifies proposed uses for the property on three development sites. In accordance with the exhibit, Opportunities for Williamson & Burnet Counties (OWBC) built a Head Start facility on the middle site. The Round Rock Community Foundation is in the process of transferring ownership of the eastern site to the Round Rock Serving Center, which has a facility on the adjacent property. There are currently no plans for the westernmost site.

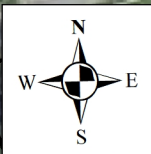
The current site layout exhibit (**Exhibit 'B'**) indicates that there will be pocket parks along E. Main Street, between each proposed building and the street. These parks are also indicated on the approved subdivision plat for the property. The existing Head Start building does include an open space along E. Main Street, but it has not been dedicated as a park and the City has no plans to take over ownership and maintenance. The Round Rock Community Foundation no longer wishes to have the pocket park requirement for the property.

This amendment to the site layout replaces **Exhibit 'B'** with a new exhibit which updates the proposed uses and removes the pocket parks.

Additional Considerations: As the Serving Center tract and the remaining Community Foundation tract develop, the City's requirements for landscaping of the area between the front of the building and the street will apply.

RECOMMENDED MOTION:

Staff recommends approval of the amendment to PUD No. 88.



E Liberty Ave

N College St

**Subject Tract
6.46 ac.**

N Nelson St

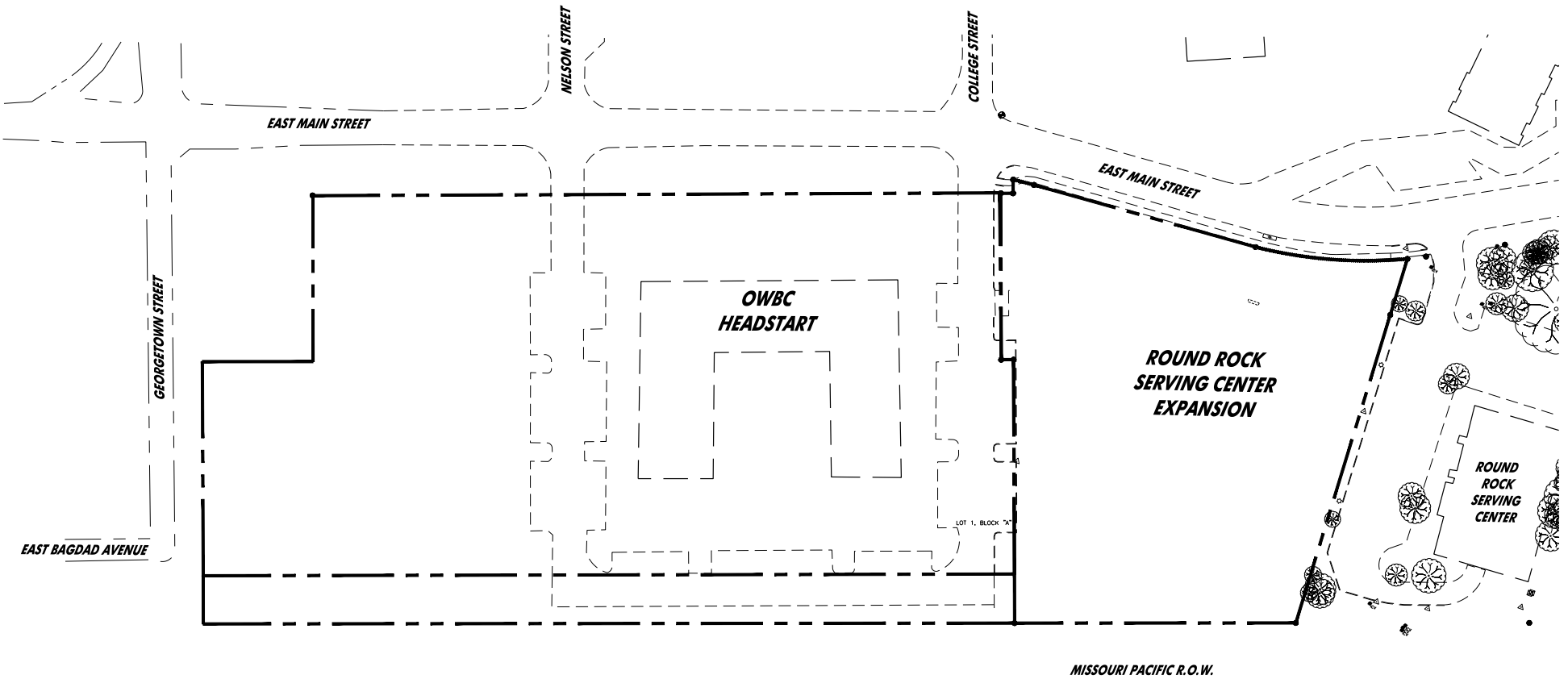
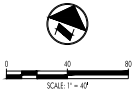
E Main St

N Georgetown St

E McNeil Rd



EXHIBIT B
SITE LAYOUT



ORDINANCE NO. Z-11-02-24-10B1

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ROUND ROCK, TEXAS ADOPTED IN SECTION 46-132(b)(1), CODE OF ORDINANCES (2010 EDITION), CITY OF ROUND ROCK, TEXAS, AND MAKING THIS AMENDMENT A PART OF THE SAID OFFICIAL ZONING MAP, TO WIT: TO REZONE 6.46 ACRES OF LAND, OUT OF THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, IN ROUND ROCK, WILLIAMSON COUNTY, TEXAS, FROM DISTRICT SF-2 (SINGLE FAMILY – STANDARD LOT) AND DISTRICT C-1 (GENERAL COMMERCIAL) TO PLANNED UNIT DEVELOPMENT (PUD) NO. 88.

WHEREAS, an application has been made to the City Council of the City of Round Rock, Texas to amend the Official Zoning Map to rezone 6.46 acres of land, out of the Wiley Harris Survey, Abstract No. 298, in Round Rock, Williamson County, Texas, being more fully described in Exhibit “A” attached hereto, from District SF-2 (Single Family – Standard Lot) and District C-1 (General Commercial) to Planned Unit Development (PUD) No. 88, and

WHEREAS, the City Council has submitted the requested change in the Official Zoning Map to the Planning and Zoning Commission for its recommendation and report, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested change on the 2nd day of February, 2011, following lawful publication of the notice of said public hearing, and

WHEREAS, after considering the public testimony received at such hearing, the Planning and Zoning Commission has recommended that the Official Zoning Map be amended so that the zoning classification of the property described in Exhibit “A” be changed to PUD No. 88, and

WHEREAS, on the 24th day of February, 2011, after proper notification, the City Council held a public hearing on the requested amendment, and

WHEREAS, the City Council determines that the zoning provided for herein promotes the health, safety, morals and protects and preserves the general welfare of the community, and

WHEREAS, each and every requirement set forth in Chapter 211, Sub-Chapter A., Texas Local Government Code, and Section 46-92 and Section 46-132, Code of Ordinances (2010 Edition), City of Round Rock, Texas concerning public notices, hearings, and other procedural matters has been fully complied with, Now Therefore

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

I.

That the City Council has hereby determined the Planned Unit Development (PUD) No. 88 meets the following goals and objectives:

- (1) The development in PUD No. 88 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) P.U.D. No. 88 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) P.U.D. No. 88 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 general welfare.
- (4) P.U.D. No. 88 will be adequately provisioned by essential public facilities and services including streets, parking, drainage, water, wastewater facilities, and other necessary utilities.
- (5) P.U.D. No. 88 will be constructed, arranged and maintained so as not to dominate, by scale and massing of structures, the immediate neighboring properties or interfere with their development or use in accordance with any existing zoning district.

II.

That the Official Zoning Map adopted in Section 46-132(b)(1), Code of Ordinances (2011 Edition), City of Round Rock, Texas, is hereby amended so that the zoning classification of the property described in Exhibit "A", attached hereto and incorporated herein shall be, and is hereafter designated as, Planned Unit Development (PUD) No. 88, and that the Mayor is hereby authorized and directed to enter into the Development Plan for PUD No. 88 attached hereto as Exhibit "B", which agreement shall govern the development and use of said property.

III.

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 Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution 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.

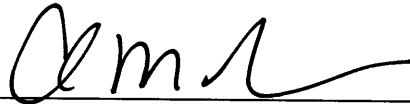
By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, PASSED, and ADOPTED on first reading this 24th day of February, 2011.

Alternative 2.

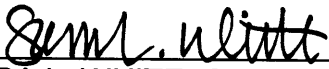
READ and **APPROVED** on first reading this the _____ day of _____, 2011.

READ, APPROVED and **ADOPTED** on second reading this the _____ day of _____, 2011.



ALAN MCGRAW, Mayor
City of Round Rock, Texas

ATTEST:



SARA L. WHITE, City Secretary

EXHIBIT**"A"****FIELD NOTES**

JOB NO: 90207

DATE: OCTOBER 18, 2010

PAGE: 1 OF 3

6.46 ACRES

Being 6.46 acres out of the Wiley Harris Survey, Abstract No. 298 and being a portion of that tract described as Tract I, Tract II, Tract III in a Special Warranty Deed to Greater Round Rock Community Foundation, Inc., dated July 14, 2008 and recorded as Doc. No. 2008061610, Official Public Records, Williamson County, also being a portion of Nelson Addition to the City of Round Rock, Texas, a subdivision in Williamson County, Texas, as recorded in Cab. A, Sl. 97, Plat Records, Williamson County, Texas, encompassing a portion of Block 1 and all of Block 2 and portions of Nelson Street, College Street and East Bagdad Avenue, and further described by metes and bounds as follows:

BEGINNING: at a 1/2" iron pin with yellow plastic cap inscribed "CS LTD" set in the south line of Georgetown Avenue (A.K.A. East Main Street), for the northeast corner of Lot 11, Block 1 of said Nelson Addition and the northwest corner of Lot 10, Block 1 of said Nelson Addition, also being the northeast corner of that tract described in a Deed of Gift to John A Bergstrom, dated March 4, 1946 and recorded in Vol. 334, Pg. 49, Deed Records, Williamson County, Texas, and being the most northerly northwest corner of said Tract III, Greater Round Rock Community Foundation tract and this tract;

THENCE: N 70°29'35" E with a south line of said Georgetown Avenue, the north line of said Tract III, Greater Round Rock Community Foundation tract, at 180.00 feet passing the northeast corner of said Tract III, Greater Round Rock Community Foundation tract, also being the northeast corner of Lot 7, Block 1 of said Nelson Addition, continuing across Nelson Street at 240.00 feet passing the northwest corner of said Tract II, Greater Round Rock Community Foundation tract, also being the northwest corner of Lot 12, Block 2 of said Nelson Addition, at 510.00 feet passing the northeast corner of said Tract II, Greater Round Rock Community Foundation tract, also being the northeast corner of Lot 7, Block 2 of said Nelson Addition, continuing across College Street in all 570.00 feet to a 1/2" iron pin with yellow plastic cap inscribed "CS LTD" set in the east line of said College Street for an interior "ell" corner of said Greater Round Rock Community Foundation tract and this tract;

THENCE: N 18°33'12" W 11.08 feet with the west line of said Tract I, Greater Round Rock Community Foundation tract to a 1/2" iron pin with no cap found for the southwest corner of that tract described in a Dedication of Right of Way dated September 18, 1986 and recorded in Vol. 1460, Pg. 619, Official Records, Williamson County, Texas, for the northwest corner of said Tract I, Greater Round Rock Community Foundation tract and being an exterior corner of this tract;

THENCE: with the north line of said Tract I, Greater Round Rock Community Foundation tract and the south line of said Georgetown Avenue (Vol.1460, Pg. 619) the following three (3) courses:

1. 17.42 feet along a curve to the right (delta= 2°41'49", r=370.00', LC=N 85°00'16" E 17.41') to a 1/2" iron pin with no cap found,
4. N 86°19'32" E 187.33 feet to a 1/2" iron pin with no cap found,
5. 124.54 feet along a curve to the left (delta= 21°37'20", r= 330.00', LC=N 75°07'32" E 123.80') to a 1/2" iron pin with orange plastic cap inscribed "BAKER AICKLEN" found for the northwest corner of Lot 1, Block A, Round Rock Area Serving Center as recorded in Cab. AA, Sl. 26 of said plat records, for the northeast corner of said Tract I, Greater Round Rock Community Foundation tract and this tract;

FIELD NOTES

JOB NO: 90207

DATE: OCTOBER 18, 2010

PAGE: 2 OF 3

THENCE: S 02°16'54" E 309.88 feet with the common line of said Lot 1, Block A, Round Rock Area Serving Center and said Tract I, Greater Round Rock Community Foundation tract to a 1/2" iron pin found in the north line of that tract described in a Deed to the International & Great Northern Railroad Company dated July 29, 1879 and recorded in Vol. 22, Pg. 241, Deed Records, Williamson County, Texas for the southwest corner of said Lot 1, Block A, Round Rock Area Serving Center and the southeast corner of said Tract I, Greater Round Rock Community Foundation tract and this tract;

THENCE: S 70°35'08" W 228.89 feet to a 1/2" iron pin with yellow plastic cap inscribed "CS LTD" set at the intersection of the south line of East Bagdad Avenue and the east line of College Street, for the southwest corner of said Tract I, Greater Round Rock Community Foundation tract, and being an exterior "ell" corner of this tract;

THENCE: N 19°30'25" W 40.00 feet with the west line of said Tract I, Greater Round Rock Community Foundation tract and the east line of College Street to a 1/2" iron pin with yellow plastic cap inscribed "CS LTD" set for an interior "ell" corner of this tract;


THENCE: S 70°29'35" W 660.00 feet with the center line of East Bagdad Avenue to a 1/2" iron pin with yellow plastic cap inscribed "CS LTD" set in the east line of Georgetown Street for the southwest corner of this tract;

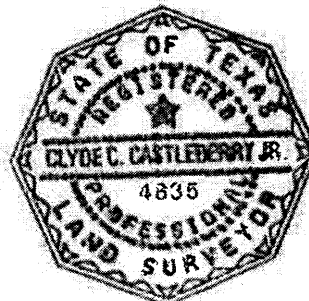
THENCE: N 19°30'02" W with the east line of Georgetown Street at 40.00 feet passing the southwest corner of said Tract III, Greater Round Rock Community Foundation tract, also being the southwest corner of Lot 8, Block 1, said Nelson Addition, continuing in all 175.00 feet to a 1/2" iron pin with yellow plastic cap inscribed "CS LTD" set in the east line of said Georgetown Street, and the center of a 20' wide alley in Block 1 said Nelson Addition for an exterior "ell" corner of this tract;

THENCE: N 70°29'35" E 90.00 feet with the center line of said alley to a 1/2" iron pin with yellow plastic cap inscribed "CS LTD" set for an interior "ell" corner of this tract;

THENCE: N 19°30'25" W at 10.00 feet passing the southwest corner of Lot 11, Bloc 1 of said Nelson Addition also being the south west corner of said Bergstrom tract, in all 135.00 feet to the Point of Beginning.

Bearings cited hereon are based on grid north, Texas State Plane coordinate System, Central Zone NAD83(93).


Clyde C. Castleberry, Jr., F.P.L.S. No. 4835
Castleberry Surveying, Ltd.
3613 Williams Drive, Suite 903
Georgetown, Texas 78628



CCC/jrb

CAB. A, SL. 97 P.R.W.C.

NUMBER	DELTA	I
C1	2°41'49"	:
C2	21°37'20"	:

GEORGETOWN AVENUE
(A.K.A. EAST MAIN AVENUE)
(100' R.O.W. A/97)

P.O.B.

N 70°29'35" E

570.00'

99.9'

L1

C1

GEORGETOWN AVENUE
(A.K.A. EAST MAIN STREET)
VOL. 1460, PG. 619
O.R.W.C.

N 86°19'32" E
187.33'

C2

ORAN
"BAKER A"

TRACT III
2008061610
O.P.R.W.C.

6.46 ACRES

TRACT II
2008061610
O.P.R.W.C.

TRACT I
2008061610
O.P.R.W.C.

NELSON ADDITION
CAB. A, SL. 97 P.R.W.C.

NELSON STREET

COLLEGE STREET

LOT 1, BLOCK A
ROUND ROCK AREA
SERVING CENTRAL
CAB. AA

N 19°30'25" W
135.00'
175.00'
80.00'

660.00'
S 70°29'35" W
EAST BAGDAD AVENUE

228.89'
S 70°35'08" W

NATIONAL AND GREAT NORTHERN RAILROAD COMPANY
VOLUME 22, PAGE 441
D.R.W.C.

200

EXHIBIT OF 6.46 ACRES OUT OF THE NELSON ADDITION
ROUND ROCK, TEXAS AS RECORDED IN CABINET A, SLIDE
PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; BEING
TRACTS I, II, AND III AS DESCRIBED IN DOCUMENT NO. 20
OFFICIAL PUBLIC RECORDS AND A PORTION OF EAST
COLLEGE STREET AND NELSON STREET

**DEVELOPMENT PLAN
ROUND ROCK COMMUNITY FOUNDATION
PLANNED UNIT DEVELOPMENT NO. 88**

**THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §**

THIS DEVELOPMENT PLAN (this "Plan") is adopted and approved by the CITY OF ROUND ROCK, TEXAS (hereinafter referred to as the "City"). For purposes of this Plan, the term Owner shall mean The Round Rock Community Foundation, their respective successors and assigns; provided, however, upon sale, transfer or conveyance of portions of the hereinafter described property, the duties and obligations of the Owner, as it relates to the respective property, shall be assumed by the new owner, and the Owner shall have no further liability relating to their respective property.

WHEREAS, the Owner is the owner of certain real property consisting of 6.46 acres, as more particularly described in **Exhibit "A"**, (herein after referred to as the "Property") attached hereto and made a part hereof; and

WHEREAS, the Owner has submitted a request to the City to rezone the Property as a Planned Unit Development (the "PUD"); and

WHEREAS, pursuant to Section 46-106 of the Round Rock City Code, the Owner has submitted Development Standards setting forth the development conditions and requirements within the PUD, which Development Standards are contained in Section II of this Plan; and

WHEREAS, the City has held two public hearings required by law to solicit input from all interested citizens and affected parties; and

WHEREAS, on February 2, 2011, the City's Planning and Zoning Commission recommended approval of the Owner's application for a PUD; and

WHEREAS, the City Council has reviewed the proposed Plan and determined that it promotes the health, safety, and general welfare of the citizens of Round Rock and that it complies with the intent of the Planned Unit Development Ordinance of the City;

NOW THEREFORE:

I.

GENERAL PROVISIONS

1. CONFORMITY WITH DEVELOPMENT STANDARDS

That all uses and development within the Property shall conform to the Development Standards included in Section II herein.

2. CHANGES AND MODIFICATIONS

No changes or modifications will be made to this Plan unless all provisions pertaining to changes or modifications as stated in Section II.13 below are followed.

3. ZONING VIOLATION

Owner understands that any person, firm, corporation or other entity violating any conditions or terms of the Plan shall be subject to any and all penalties for the violation of any zoning ordinance provisions as stated in Section 1.9, Code of Ordinances, City of Round Rock, Texas, as amended.

4. MISCELLANEOUS PROVISIONS

4.1. Severability

In case one or more provisions contained of this Plan are deemed invalid, illegal or unenforceable in any respect such invalidity, illegality or unenforceability shall not affect any other provisions of this Plan and in such event, this Plan shall be construed as if such invalid, illegal or unenforceable provision had never been contained in this Plan.

4.2. Venue

All obligations of the Plan are performable in Williamson County, Texas, and venue for any action shall be in Williamson County.

4.3. Effective Date

This Plan shall be effective from and after the date of approval by the City Council.

II.

DEVELOPMENT STANDARDS

1. DEFINITIONS

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

2. PROPERTY

This Plan covers approximately 6.46 acres of land, located within the city limits of Round Rock, Texas, and more particularly described in **Exhibit "A"**.

3. PURPOSE

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

4. APPLICABILITY OF CITY ORDINANCES

4.1. Zoning 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 **PF-2 (Public Facilities - medium intensity)** 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**

5.1. The following uses are permitted. Unless otherwise described below, the definitions of all terms used to describe uses in this document shall be those found in the Zoning Code of the City of Round Rock, as amended.

(1) **Community Service**

All Community Service uses as defined in Section 46-5 of the Code. Additional uses may include medical offices for doctors, dentists, counselors or similar practitioners of medical and healing arts providing services ancillary to Community Service uses, facilities for the coordination of assistance with housing placement, and the preparation and delivery of meals to homebound senior citizens.

(2) **Daycare**

Daycare operations as defined in Section 46-5 of the Code.

(3) **Domestic Violence Shelter**

A residential facility for domestic violence victims, providing 24-hour emergency shelter services in a protected living arrangement, including residents and supervisory personnel. Services include: county-wide Sexual Assault Response Team (SART), 24-hour crisis hotline, hospital accompaniments, court and law enforcement accompaniments, emergency shelter, housing, services for children, protective order assistance, legal advocacy, crime victims' compensation, counseling and support groups, community outreach, education and prevention

(4) **Office (Limited)**

Office use as defined in Section 46-5 of the Code. These uses shall be limited to a maximum of 5,000 gross square feet in any one building.

(5) **Public Office**

Public office use as defined in Section 46-5 of the Code.

(4) **Pocket Park**

A site of approximately one to three acres which serves residents of and visitors to the immediate area with passive recreational opportunities. Facilities found in pocket parks typically include open space, benches, and walking trails.

6. PROHIBITED USES

6.1. The following uses are prohibited. Unless otherwise indicated, the definitions of all terms used to describe uses in this document shall be those found in the Zoning Code of the City of Round Rock, as amended.

- (1) Alcohol or drug treatment facilities
- (2) Post-incarceration facilities or facilities for those who are a danger to themselves or others

7. SITE LAYOUT

7.1. Exhibit "B", Site Layout, contains the general configuration of facilities and development features for the project site, consisting of 6.46 acres.

8. DEVELOPMENT STANDARDS

8.1. Building design

- (1) In order to create an appropriate scale, the building massing shall be altered at 40' +/- intervals
- (2) All buildings shall meet a minimum of five of the following design treatments:
 - a) Canopies, awnings or porticos, integrated with the building's massing styles, residential in character and proportionate in size to the mass of the building
 - i. Awnings and canopies shall be placed so as to avoid obscuring details of the building façade
 - ii. Fabric awnings for windows shall be a drop-front style, except at arched window openings, and shall relate to each window or bay
 - iii. Awnings and canopies shall be placed so that there is a minimum clearance of eight (8) feet at its lowest point when over a sidewalk or other pedestrian walkway
 - iv. Colors of awnings must be compatible with the buildings
 - v. Internally illuminated awnings are prohibited
 - b) Overhangs proportional in size to the mass of the building
 - c) Arcades, with a minimum of eight-foot width in the opening
 - d) Dormer windows (on two story buildings only)
 - e) Shutters
 - f) Ornamental and structural architectural details, including brick trim and coursing details
 - g) Use of natural stone and/or masonry materials on the front building façade from the ground level to a minimum height of 4', horizontally oriented, wrapping around corners to the next façade

(3) Exterior Wall Finish

- a) The exterior finish of all buildings shall be masonry, except for doors, windows, trim and accent features.
- b) Masonry shall be defined as stone, simulated stone, brick, stucco, or horizontally installed cement based siding. Stucco shall be limited to 25% of the exterior finish. The use of materials such as wood shingles or wood siding shall be limited to accent features.
- c) Concrete masonry units (CMU) will not be permitted.

(4) Windows

- a) Ground-floor, street or courtyard facing facades shall have a minimum of twenty (20) percent glazing.
- b) Glass Except for photo voltaic surfaces, mirrored glass with a reflectivity of twenty (20) percent or more is not permitted on the exterior walls and roofs of buildings and structures
- c) Window openings shall measure twice as tall as their width or shall be exactly square.

(5) Roofing

- a) In order to provide a design appropriate to the adjacent single family structures, pitched roofs shall be required for all structures. Such roofs shall have a pitch equal to or greater than a 6: 12 pitch.
- b) Roofing materials shall consist of 25-year architectural dimensional shingles, tile (clay, cement, natural or manufactured stone), non-reflective prefinished metal, or reflective metal such as copper or other similar metals as approved by the zoning administrator. Portions of the roof screened by pitched roof sections shall be permitted to be flat to provide for mechanical equipment wells or roof decks, provided all pitched sections of the roof meet the roofing material requirements.

8.2. Signs

Signs shall be subject to Section 30-14 of the Code – Signs for historic districts and historic landmarks, as amended.

9. TRANSPORTATION

- 9.1. Based upon an analysis of the surrounding street system and traffic counts, the Transportation Services Director has determined that the project will have no significant impact on transportation.
- 9.2. Any access to the site from Georgetown Street shall be for emergency ingress and egress only.

10. GENERAL PLAN 2010

This Development Plan amends the Round Rock General Plan 2020, which was adopted on July 22, 2010.

11. DEVELOPMENT PROCESS

This Plan serves as the Concept Plan required by the Code and approval of this Plan substitutes as a Concept Plan approval. Utility, drainage and other infrastructure information required by the Code are not approved with the approval of this Plan. Subsequent review and approval by the City of this infrastructure information shall be necessary. As required by City Code, the Owner shall be required to complete the remaining steps in the City's development process. This may include subdivision platting and site plan review. The subdivision platting process includes a Preliminary Plat and a Final Plat. A site development plan must be approved. No site development plan approval on the Property shall be granted until a Final Plat is recorded. No building permit on the Property shall be issued until the site development plan is approved by the Development Services Office.

12. UNDERGROUND UTILITY SERVICE

Except where approved in writing by the Chief of Public Works Operations, all electrical, telephone and cablevision distribution and service lines, other than overhead lines that are three phase or larger, shall be placed underground. This requirement shall not apply to existing overhead lines.

13. CHANGES TO DEVELOPMENT PLAN

13.1. 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 City Engineer, the Director of Planning and Community Development, and the City Attorney.

13.2. Major Changes

All changes not permitted under section 13.1 above shall be resubmitted following the same procedure required by the original PUD application.

LIST OF EXHIBITS

EXHIBIT

DESCRIPTION

Exhibit "A"

Legal Description of Property

Exhibit "B"

Site Layout

FIELD NOTES

JOB NO: 90207

DATE: OCTOBER 18, 2010

PAGE: 1 OF 3

6.46 ACRES

Being 6.46 acres out of the Wiley Harris Survey, Abstract No. 298 and being a portion of that tract described as Tract I, Tract II, Tract III in a Special Warranty Deed to Greater Round Rock Community Foundation, Inc., dated July 14, 2008 and recorded as Doc. No. 2008061610, Official Public Records, Williamson County, also being a portion of Nelson Addition to the City of Round Rock, Texas, a subdivision in Williamson County, Texas, as recorded in Cab. A, Sl. 97, Plat Records, Williamson County, Texas, encompassing a portion of Block 1 and all of Block 2 and portions of Nelson Street, College Street and East Bagdad Avenue, and further described by metes and bounds as follows:

BEGINNING: at a 1/2" iron pin with yellow plastic cap inscribed "CS LTD" set in the south line of Georgetown Avenue (A.K.A. East Main Street), for the northeast corner of Lot 11, Block 1 of said Nelson Addition and the northwest corner of Lot 10, Block 1 of said Nelson Addition, also being the northeast corner of that tract described in a Deed of Gift to John A Bergstrom, dated March 4, 1946 and recorded in Vol. 334, Pg. 49, Deed Records, Williamson County, Texas, and being the most northerly northwest corner of said Tract III, Greater Round Rock Community Foundation tract and this tract;

THENCE: N 70°29'35" E with a south line of said Georgetown Avenue, the north line of said Tract III, Greater Round Rock Community Foundation tract, at 180.00 feet passing the northeast corner of said Tract III, Greater Round Rock Community Foundation tract, also being the northeast corner of Lot 7, Block 1 of said Nelson Addition, continuing across Nelson Street at 240.00 feet passing the northwest corner of said Tract II, Greater Round Rock Community Foundation tract, also being the northwest corner of Lot 12, Block 2 of said Nelson Addition, at 510.00 feet passing the northeast corner of said Tract II, Greater Round Rock Community Foundation tract, also being the northeast corner of Lot 7, Block 2 of said Nelson Addition, continuing across College Street in all 570.00 feet to a 1/2" iron pin with yellow plastic cap inscribed "CS LTD" set in the east line of said College Street for an interior "ell" corner of said Greater Round Rock Community Foundation tract and this tract;

THENCE: N 18°33'12" W 11.08 feet with the west line of said Tract I, Greater Round Rock Community Foundation tract to a 1/2" iron pin with no cap found for the southwest corner of that tract described in a Dedication of Right of Way dated September 18, 1986 and recorded in Vol. 1460, Pg. 619, Official Records, Williamson County, Texas, for the northwest corner of said Tract I, Greater Round Rock Community Foundation tract and being an exterior corner of this tract;

THENCE: with the north line of said Tract I, Greater Round Rock Community Foundation tract and the south line of said Georgetown Avenue (Vol.1460, Pg. 619) the following three (3) courses:

1. 17.42 feet along a curve to the right ($\Delta = 2^\circ 41' 49''$, $r = 370.00'$, $LC = N 85^\circ 00' 16'' E 17.41'$) to a 1/2" iron pin with no cap found,
4. N 86°19'32" E 187.33 feet to a 1/2" iron pin with no cap found,
5. 124.54 feet along a curve to the left ($\Delta = 21^\circ 37' 20''$, $r = 330.00'$, $LC = N 75^\circ 07' 32'' E 123.80'$) to a 1/2" iron pin with orange plastic cap inscribed "BAKER AICKLEN" found for the northwest corner of Lot 1, Block A, Round Rock Area Serving Center as recorded in Cab. AA, Sl. 26 of said plat records, for the northeast corner of said Tract I, Greater Round Rock Community Foundation tract and this tract;

FIELD NOTES

JOB NO: 90207

DATE: OCTOBER 18, 2010

PAGE: 2 OF 3

THENCE: S 02°16'54" E 309.88 feet with the common line of said Lot 1, Block A, Round Rock Area Serving Center and said Tract I, Greater Round Rock Community Foundation tract to a 1/2" iron pin found in the north line of that tract described in a Deed to the International & Great Northern Railroad Company dated July 29, 1879 and recorded in Vol. 22, Pg. 241, Deed Records, Williamson County, Texas for the southwest corner of said Lot 1, Block A, Round Rock Area Serving Center and the southeast corner of said Tract I, Greater Round Rock Community Foundation tract and this tract;

THENCE: S 70°35'08" W 228.89 feet to a 1/2" iron pin with yellow plastic cap inscribed "CS LTD" set at the intersection of the south line of East Bagdad Avenue and the east line of College Street, for the southwest corner of said Tract I, Greater Round Rock Community Foundation tract, and being an exterior "ell" corner of this tract;

THENCE: N 19°30'25" W 40.00 feet with the west line of said Tract I, Greater Round Rock Community Foundation tract and the east line of College Street to a 1/2" iron pin with yellow plastic cap inscribed "CS LTD" set for an interior "ell" corner of this tract;


THENCE: S 70°29'35" W 660.00 feet with the center line of East Bagdad Avenue to a 1/2" iron pin with yellow plastic cap inscribed "CS LTD" set in the east line of Georgetown Street for the southwest corner of this tract;

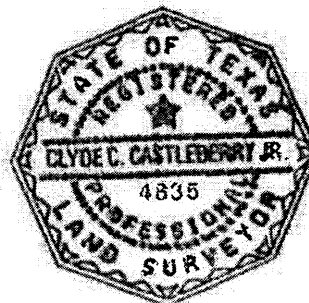
THENCE: N 19°30'02" W with the east line of Georgetown Street at 40.00 feet passing the southwest corner of said Tract III, Greater Round Rock Community Foundation tract, also being the southwest corner of Lot 8, Block 1, said Nelson Addition, continuing in all 175.00 feet to a 1/2" iron pin with yellow plastic cap inscribed "CS LTD" set in the east line of said Georgetown Street, and the center of a 20' wide alley in Block 1 said Nelson Addition for an exterior "ell" corner of this tract;

THENCE: N 70°29'35" E 90.00 feet with the center line of said alley to a 1/2" iron pin with yellow plastic cap inscribed "CS LTD" set for an interior "ell" corner of this tract;

THENCE: N 19°30'25" W at 10.00 feet passing the southwest corner of Lot 11, Bloc 1 of said Nelson Addition also being the south west corner of said Bergstrom tract, in all 135.00 feet to the Point of Beginning.

Bearings cited hereon are based on grid north, Texas State Plane coordinate System, Central Zone NAD83(93).


Clyde C. Castleberry, Jr., F.P.L.S. No. 4835
Castleberry Surveying, Ltd.
3613 Williams Drive, Suite 903
Georgetown, Texas 78628



CCC/jrb

CAB. A, SL. 97 P.R.W.C.

NUMBER	DELTA
C1	2°41'49"
C2	21°37'20"

GEORGETOWN AVENUE
(A.K.A. EAST MAIN AVENUE)
(100' R.O.W. A/97)

P.O.B.

N 70°29'35" E

570.00'

N 19°30'25" W
135.00'

TRACT III
2008061610
O.P.R.W.C.

6.46 ACRES

TRACT II
2008061610
O.P.R.W.C.

NELSON ADDITION
CAB. A, SL. 97 P.R.W.C.

NELSON STREET

COLLEGE STREET

TRACT I
2008061610
O.P.R.W.C.

GEORGETOWN AVENUE
(A.K.A. EAST MAIN STREET)
VOL. 1460, PG. 619
O.R.W.C.

N 86°19'32" E
187.33'

C2

ORAN
"BAKER A"

309.88'
S 02°16'54" E

LOT 1, BLOCK A
ROUND ROCK AREA
CAB. A, SL. 97 P.R.W.C.

660.00'
S 70°29'35" W
EAST BAGDAD AVENUE

228.89'

S 70°35'08" W

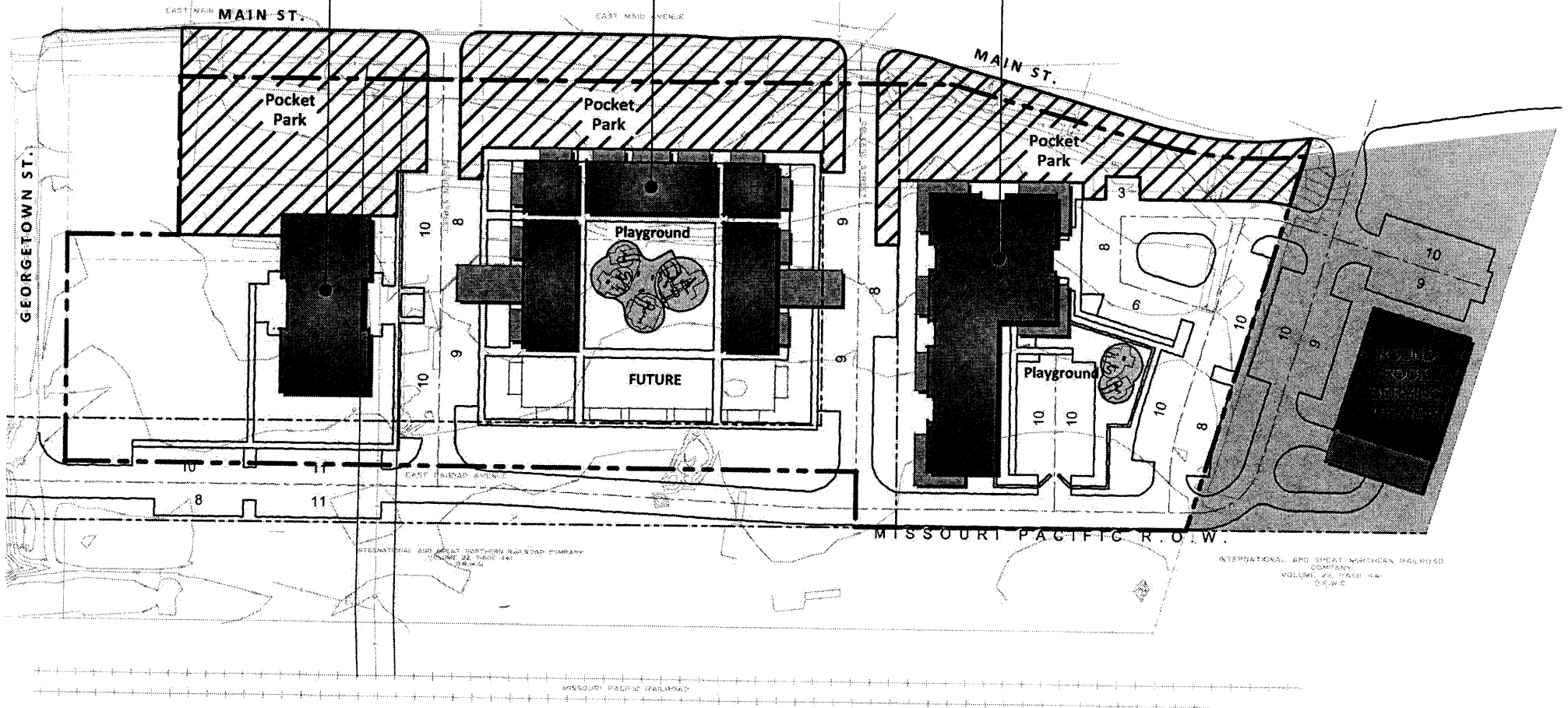
NATIONAL AND GREAT NORTHERN RAILROAD COMPANY
VOLUME 22, PAGE 441
D.R.W.C.

200

EXHIBIT OF 6.46 ACRES OUT OF THE NELSON ADDITION
ROUND ROCK, TEXAS AS RECORDED IN CABINET A, SLIDE
PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; BEING
TRACTS I, II, AND III AS DESCRIBED IN DOCUMENT NO. 20
OFFICIAL PUBLIC RECORDS AND A PORTION OF EAST
COLLEGE STREET AND NELSON STREET

SITE LAYOUT

DOMESTIC VIOLENCE SHELTER
15,000 SF
Assumptions:
50% Lodging; 50% Office
Parking Req. Prov.
 45 45





City Council Agenda Summary Sheet

Agenda Item No.	10B1.
Agenda Caption:	Consider an ordinance rezoning 6.46 acres of land on East Main Street from the SF-2 (Single Family – Standard Lot) and the C-1 (General Commercial) zoning districts to the Planned Unit Development (PUD) No. 88 zoning district – Round Rock Community Foundation. (First Reading)
Meeting Date:	February 24, 2011
Department:	Planning and Community Development
Staff Person making presentation:	Peter Wysocki
	Planning and Community Development Director

Item Summary:

The proposed PUD provides for a social services campus and a domestic violence shelter on the site. Professional services, education, training and non-correctional counseling will be provided on a charitable or non-profit basis. The domestic violence shelter will provide a residential facility for victims of domestic violence in a protected living arrangement. The facility will include residents and supervisory personnel and will be available to victims on a 24-hour basis. Offices will also be provided for professional uses, limited to 5,000 gross square feet in any single building. In addition the front of the site, along E. Main Street, will be developed as a public park.

In order to complement the surrounding residential neighborhood, building design standards are included in the PUD, requiring that the buildings be at an appropriate scale and character. Signs on the site will be regulated by the City's existing codes for historic properties.

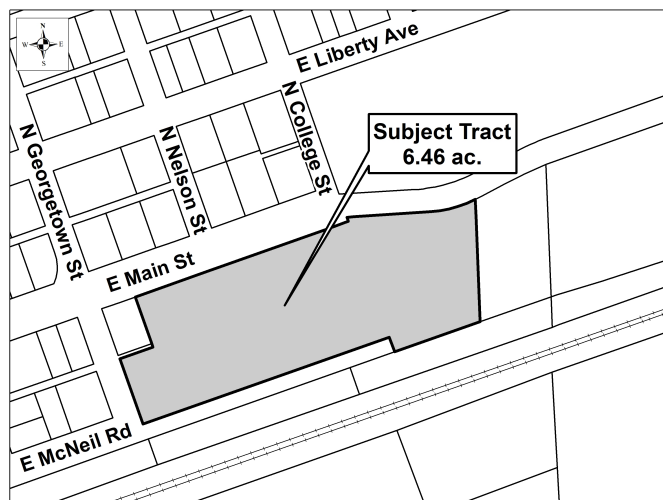
The Round Rock Community Foundation has been developing plans for the site and has met on numerous occasions with adjacent neighbors and other interested citizens. The site layout included in the PUD reflects these discussions.

The City approved a memorandum of understanding (MOU) with the Round Rock Community Foundation with regard to wastewater line relocation, the development of the park, abandonment of alleys, streets and right-of-way, and other public improvements. The MOU states that the City's total contribution towards these expenses shall be limited to \$500,000.

Strategic Plan Relevance:

Cost:	N/A
Source of Funds:	N/A
Date of Public Hearing (if required):	February 2, 2011 at Planning and Zoning Commission Approved 5-0 at Planning and Zoning Commission Meeting
Recommended Action:	Approval

Round Rock Community Foundation Replat FINAL PLAT FP2102-001



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of a replat.

ZONING AT TIME OF APPLICATION: PUD (Planned Unit Development) No. 88

DESCRIPTION: 6.46 acres out of the Wiley Harris Survey Abstract No. 298

CURRENT USE OF PROPERTY: community services

COMPREHENSIVE PLAN LAND USE DESIGNATION: Downtown Mixed Use

ADJACENT LAND USE:

North: single family - MU-L (Mixed-Use - limited)

South: Union Pacific railroad

East: Round Rock Serving Center - C-1 (General Commercial)

West: single family - MU-L (Mixed-Use - limited)

PROPOSED LAND USE: community services

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	2	6.46
TOTALS:	2	6.46

Owner:

Greater Round Rock Community Foundation,
Inc.
Nyle Maxwell
206 E. Main St.
Round Rock, TX 78664

Agent:

Hagood Engineering Associates, Inc.
Raquel Ramirez
900 E. Main St.
Round Rock, TX 78664

**Round Rock Community Foundation Subdivision
Replat of Lot 1, Block A
FINAL PLAT FP2102-001**

HISTORY: The Planning and Zoning Commission approved the Round Rock Community Foundation Subdivision on May 18, 2011.

DATE OF REVIEW: March 3, 2021

LOCATION: Southeast of the intersection of E. Main St. and N. Georgetown St.

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan and Zoning: The FLUM (Future Land Use Map) of the comprehensive plan designates the site as downtown mixed use. It is zoned as PUD (Planned Unit Development) No. 88.

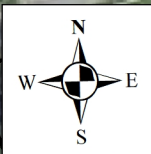
Traffic, Access, and Roads: The property has frontage on E. Main Street and Georgetown Street. No TIA (Traffic Impact Analysis) is required at this time, but the need for this requirement will be reevaluated when development plans are proposed.

Additional Considerations: The current subdivision plat contains one development lot and three parkland lots. This replat removes the three parkland lots and divides the 6.46 acres into two lots. The pocket park requirement is being removed from PUD (Planned Unit Development) No. 88, as the City has no plans to take over ownership and maintenance and the Round Rock Community Foundation no longer wishes to have the pocket park requirement for the property. The parkland lots have not been dedicated to the City.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Provide a survey tie across Georgetown Street in accordance with the content checklist.
2. Determine the status of the portion of E. Bagdad right-of-way east of Georgetown Street and indicate it on the plat. Provide a survey tie if appropriate.
3. Indicate the beneficiary of the 30' wide electric easement.
4. Amend Note #1 to use the required plat note wording regarding the Ultimate 1% chance floodplain and include the additional floodplain note as required by the content checklist.
5. Confirm with Transportation that no right-of-way dedication is necessary for East Main Street to the east of College Street.
6. Provide signature and seal of the engineer.



E Liberty Ave

N College St

**Subject Tract
6.46 ac.**

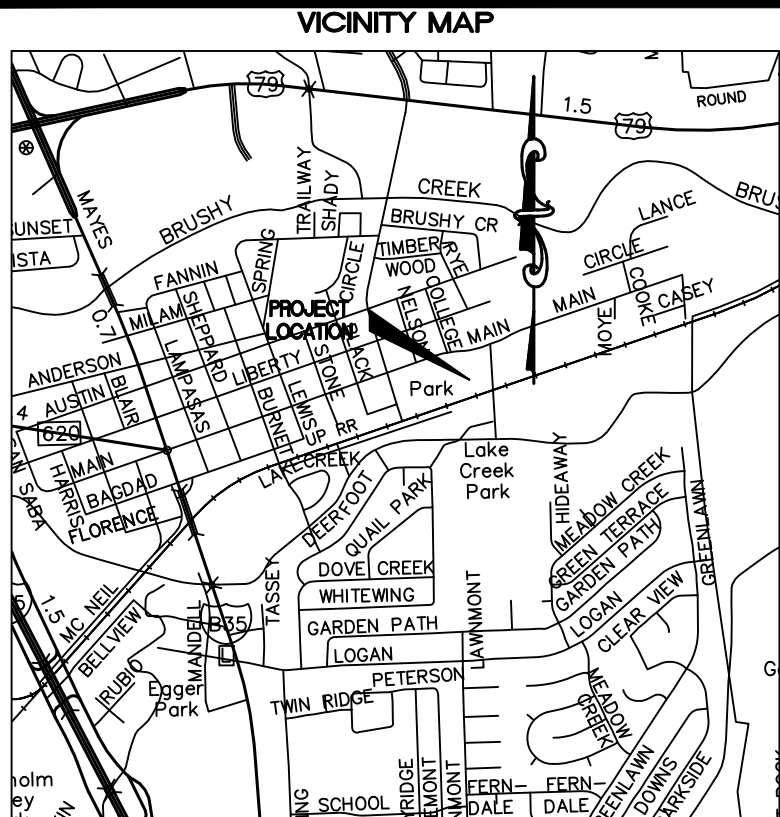
N Nelson St

E Main St

N Georgetown St

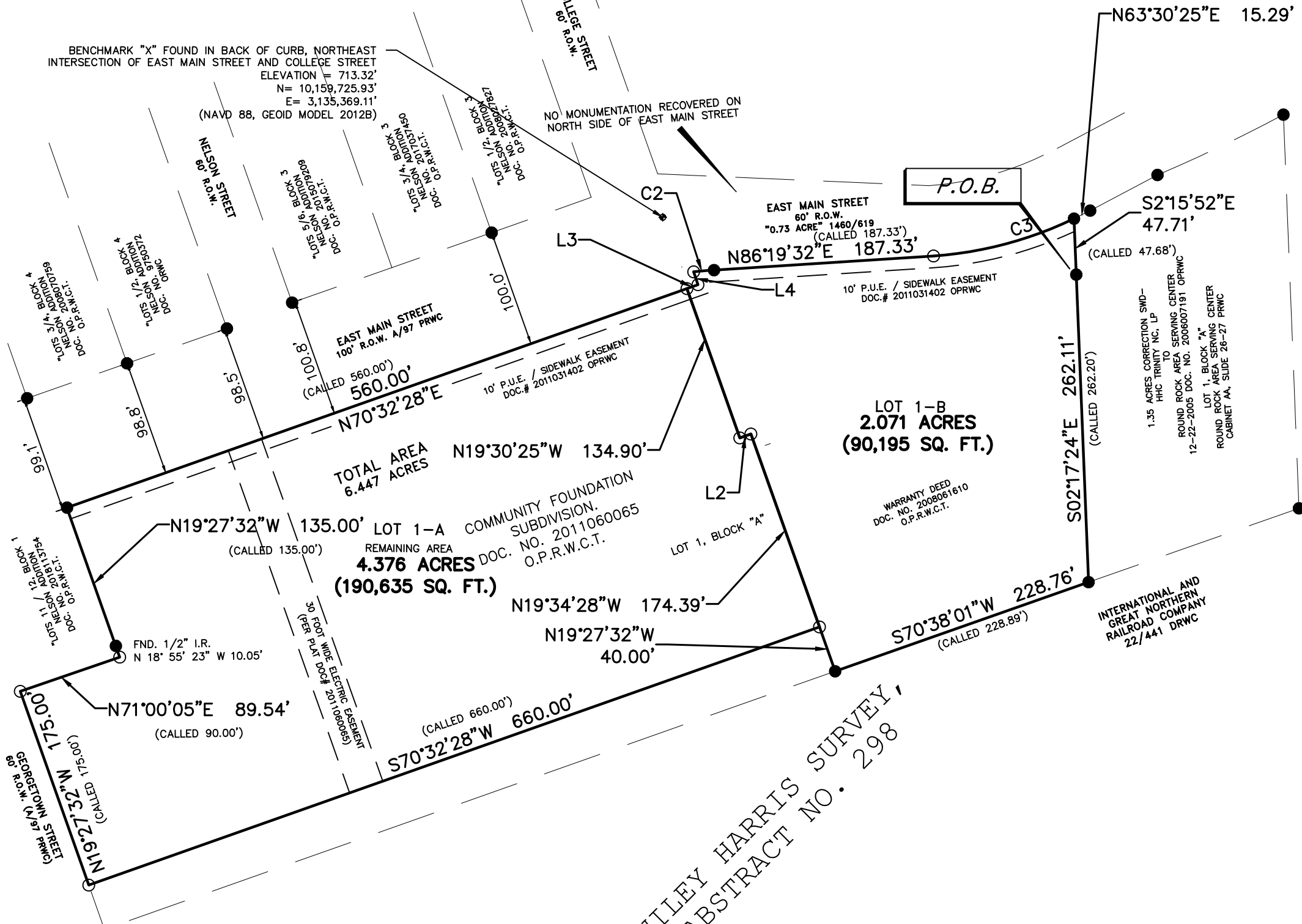
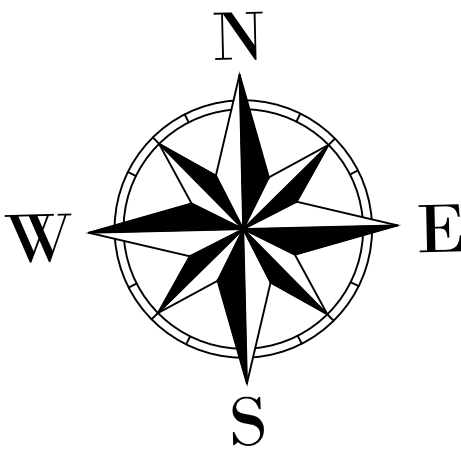
E McNeil Rd





ROUND ROCK COMMUNITY FOUNDATION SUBDIVISION
A REPLAT OF OF LOT 1, BLOCK "A", 10T "A", 10T "B" AND LOT "C"

LINE TABLE		
LINE	LENGTH	BEARING
L2	10.00	N70°29'35"E
L3	10.00	N70°32'28"E
L4	11.56	N18°35'30"W



- Plot Notes:
- 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 48491C0493F, effective date December 20, 2019, for Williamson County.
 - No obstructions, including but not limited to fencing or storage, shall be permitted in any drainage easements shown hereon.
 - Building setbacks shall be in accordance with Part III, Zoning and Development Code, Chapter 2, Zoning Districts and Use Regulations, City of Round Rock, Texas, 2018, as amended and PUD (Planned Unit Development) NO. 88.
 - Sidewalks shall be constructed in accordance with Part III, Zoning and Development Code, Section 6-26, City of Round Rock, Texas, 2018, as amended.
 - 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 districts, a ten-foot (10') PUE and sidewalk easement abutting and along the street side property line is hereby dedicated for all street side property lots shown hereon.

ABBREVIATIONS
FND. — FOUND
I.R. — IRON ROD
I.P. — IRON PIPE
R.O.W. — RIGHT-OF-WAY
DRWC — DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
ORWC — OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
OPRWC — OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
WD — WARRANTY DEED
GWD — GENERAL WARRANTY DEED
SWD — SPECIAL WARRANTY DEED
W/VL — DEED WITH VENDOR'S LIEN
WCR — WILLIAMSON COUNTY ROAD
P.O.C. — PLACE OF COMMENCING
P.O.B. — PLACE OF BEGINNING
PRWC — PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

- LEGEND:**
- 1/2" IRON ROD SET
 - IRON ROD FOUND
 - SANITARY SEWER
 - WATER METER
 - WATER VALVE
 - IRRIGATION CONTROL VALVE
 - GAS METER
 - UTILITY
 - CLEANOUT
 - GUY ANCHOR
 - POWER POLE
 - OVERHEAD ELECTRIC
 - CHAINLINK FENCE

OWNER:
GREATER ROUND ROCK COMMUNITY
FOUNDATION, INC.
212 EAST MAIN STREET
ROUND ROCK, TEXAS 78681

SURVEYOR:
BRUCE BRYAN, RPLS
BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TEXAS 76574

ENGINEER:
TERRY R. HAGOOD, PE
900 E. MAIN STREET
ROUND ROCK, TEXAS 78664
TBPE FIRM NO. F-12709

ACREAGE:
2.071 ACRES

NUMBER OF LOTS BY TYPE:
DEVELOPMENT — 1

ACREAGE BY LOT TYPE:
DEVELOPMENT — 2.071 ACRES
DEVELOPMENT — 4.376 ACRES
TOTAL ACREAGE — 6.447 ACRES

PATENT SURVEY:
WILEY HARRIS
ABSTRACT NO. 298

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: NONE

CONNECTIVITY INDEX: NO APPLICABLE

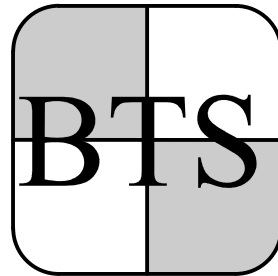
SUBMITTAL DATE:
FEBRUARY 2, 2021

DATE OF PLANNING / ZONING REVIEW
MARCH 3, 2021

BENCHMARK DESCRIPTIONS:
"X" FOUND IN BACK OF CURB, NORTHEAST
INTERSECTION OF MAIN STREET AND
COLLEGE STREET
ELEVATION = 713.32'
N= 10,159,725.93'
E= 3,135,369.16'
(NAVD 88, GEOID MODEL 2012B)

REPLAT OF
THE ROUND ROCK
COMMUNITY FOUNDATION
SUBDIVISION

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76574

PHONE: (512) 352-9090

FIRM No. 10128500

www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: JC	CHECKED BY: BLB
SCALE: 1" = 40'	APPROVED BY: BLB
PROJECT NO. 20-1062	DATE: FEBRUARY 1, 2021

THAT GREATER ROUND ROCK COMMUNITY FOUNDATION INC., AS THE OWNER OF THAT CERTAIN 6.447 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2008061610, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS REPLAT ROUND ROCK COMMUNITY FOUNDATION SUBDIVISION.

NYLE MAXWELL
CHAIRMAN

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____DAY OF _____, 20_____, BY, NYLE MAXELL, AS CHAIRMAN OF THE GREATER ROUND ROCK COMMUNITY FOUNDATION INC. ON BEHALF OF SAID GREATER ROUND ROCK COMMUNITY FOUNDATION.

MY COMMISSION EXPIRES: _____

THESE NOTES DESCRIBE A CERTAIN PARCEL OF LAND SITUATED IN THE **WILEY HARRIS SURVEY, A-298** LOCATED IN THE CORPORATE CITY LIMITS OF ROUND ROCK IN WILLIAMSON COUNTY, TEXAS; SUBJECT TRACT BEING A ALL OF LOT 1, BLOCK "A", LOT "A", LOT "B" AND LOT "C" OF THE ROUND ROCK COMMUNITY FOUNDATION SUBDIVISION, PLAT OF WHICH IS RECORDED IN DOCUMENT NO. 2011060065, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY (OPRWC), SAME BEING A PART OF AND OUT OF VARIOUS TRACTS CONVEYED IN A SPECIAL WARRANTY DEED FROM HHC TRINITY INC., LLC TO GREATER ROUND ROCK COMMUNITY FOUNDATION, INC. DATED 07-14-2008 AS RECORDED IN DOCUMENT NO. 2008061610, OPRWC BEING SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249, DURING THE MONTH OF DECEMBER, 2020; SUBJECT TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

THENCE SOUTH 02° 17' 24" EAST WITH THE COMMON LINE OF SAID LOT 1, BLOCK "A" OF THE ROUND ROCK COMMUNITY FOUNDATION SUBDIVISION AND SAID LOT 1, BLOCK "A" OF THE ROUND ROCK SERVING CENTER SUBDIVISION A DISTANCE OF **262.11 FEET** TO A ½" IRON ROD (ORANGE CAP) FOUND AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK "A" OF THE ROUND ROCK COMMUNITY FOUNDATION SUBDIVISION, THE SOUTHWEST CORNER OF LOT 1, BLOCK "A" OF THE ROUND ROCK SERVING CENTER SUBDIVISION AND A CORNER OF A CALLED "0.88 ACRE" TRACT CONVEYED IN A CORRECTION DEED WITHOUT WARRANTY FROM THE GREATER ROUND ROCK COMMUNITY FOUNDATION, INC. TO ROUND ROCK SERVING CENTER DATED 01-09-2012 AS RECORDED IN DOCUMENT NO. 2012005710, OPRWC; FOUND A ½" IRON ROD FOR REFERENCE AT THE SOUTHEAST CORNER OF SAID ROUND ROCK SERVING CENTER SUBDIVISION, SAME BEING THE NORTHEAST CORNER OF SAID "0.88 ACRE" TRACT, BEARING NORTH 70° 39' 58" EAST A DISTANCE OF 189.93 FEET;

THENCE SOUTH 70° 32' 28" WEST WITH THE SOUTH LINE OF SAID LOT 1, BLOCK "A" OF THE ROUND ROCK COMMUNITY FOUNDATION SUBDIVISION A DISTANCE OF 660.00 FEET TO A SET 1/2" IRON ROD (ORANGE CAP "BTS") AT THE SOUTHWEST CORNER OF SAME IN THE EAST LINE OF GEORGETOWN STREET;

NOTE: THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD 83, 93 ADJUSTMENT AND ARE BASED ON OBSERVATIONS DERIVED FROM THE ALLTERRA RTK COOPERATIVE NETWORK; DISTANCES SHOWN ARE GRID VALUES TO CONVERT TO SURFACE VALUES DIVIDE BY THE COMBINED SCALE FACTOR OF 0.999918107363.

THAT I, BRUCE BRYAN, 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.

TERRY R. HAGOOD, PE

NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY _____, DEPUTY

REPEAT OF
 THE ROUND ROCK
 COMMUNITY FOUNDATION
 SUBDIVISION

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
 TAYLOR, TX 76574

PHONE: (512) 352-9090

FIRM No. 10128500

www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: JC	CHECKED BY: BLB
SCALE: 1" = 40'	APPROVED BY: BLB
PROJECT NO. 20-1062	DATE: FEBRUARY 1, 2021