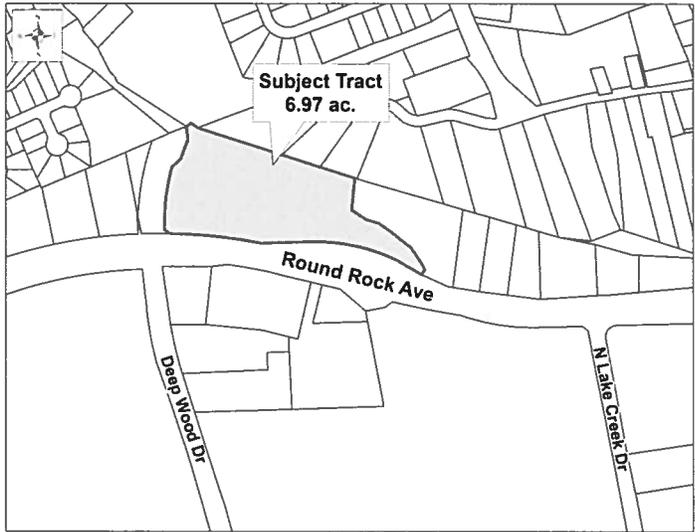


**QuikTrip #4163
PRELIM PLAT PP1904-004**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Preliminary Plat to create two (2) development lots

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

DESCRIPTION: 6.97 acres out of the Jacob M. Harrell Survey, Abstract No. 284

CURRENT USE OF PROPERTY: Vacant and Undeveloped

GENERAL PLAN LAND USE DESIGNATION: The Future Land Use Map designates the tract for commercial purposes.

ADJACENT LAND USE:

- North: Brushy Creek - Zoned C-1 (General Commercial)
- South: Round Rock Avenue Right-of-Way/Medical Office Building & Storage Facility - Unzoned and Zoned C-1 (General Commercial)
- East: Restaurant - Zoned C-1 (General Commercial)
- West: Deep Wood Drive Right-of-Way/Fueling Station - Unzoned and Zoned C-1 (General Commercial)

PROPOSED LAND USE: Fueling Station with a Convenience Store

<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:	2	6.97
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	2	6.97

Owner:
QuikTrip Corporation
Matthew D. Miller
4705 S. 129th E. Ave.
Tulsa, OK 74134

Agent:
QuikTrip Corporation
Jonathan Naut
1116 E. Broadway Rd.
Tempe, AZ 85282

QuikTrip #4163
PRELIMINARY PLAT PP1904-004

DATE OF REVIEW: May 15, 2019

LOCATION: Northeast corner of Round Rock Avenue and Deep Wood Drive

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates the tract for commercial purposes. The tract is zoned C-1 (General Commercial) and allows commercial land uses such as retail sales, hotels and fuel stations by right. The C-1 development standards require that the exterior building materials be a minimum of 75% natural stone, simulated stone, brick, stone-face or split-face CMU. The remainder of the exterior may be stucco, fiber cement siding, architectural steel or metal.

Traffic, Access and Roads: This tract is impacted by a major TxDOT roadway improvement and expansion project along Round Rock Avenue. Direct access to Round Rock Avenue from this tract will be restricted to right in/right out movements only upon completion of this TxDOT project. A Traffic Impact Analysis (TIA) was deemed not necessary, as the proposed density will generate traffic that can be accommodated by the capacity of the access roads.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The property will connect to an existing 12-inch water line to the south of the tract. Wastewater will be connected via a 6-inch wastewater service line extension east to an existing manhole along the northeast of the tract.

Drainage: A flood study (FLOOD1901-0003) was required for the proposed development and it was approved by City staff on May 1, 2019. Staff will review a more detailed drainage plan prior to site development plan permitting.

Additional Considerations:

Please note that the Applicant will be revising the preliminary plat depicting the entire parent tract to include two-foot contour lines, acreage, lot number, etc. The preliminary plat is required to depict the entire parent tract even if the lot is not being final platted at this time.

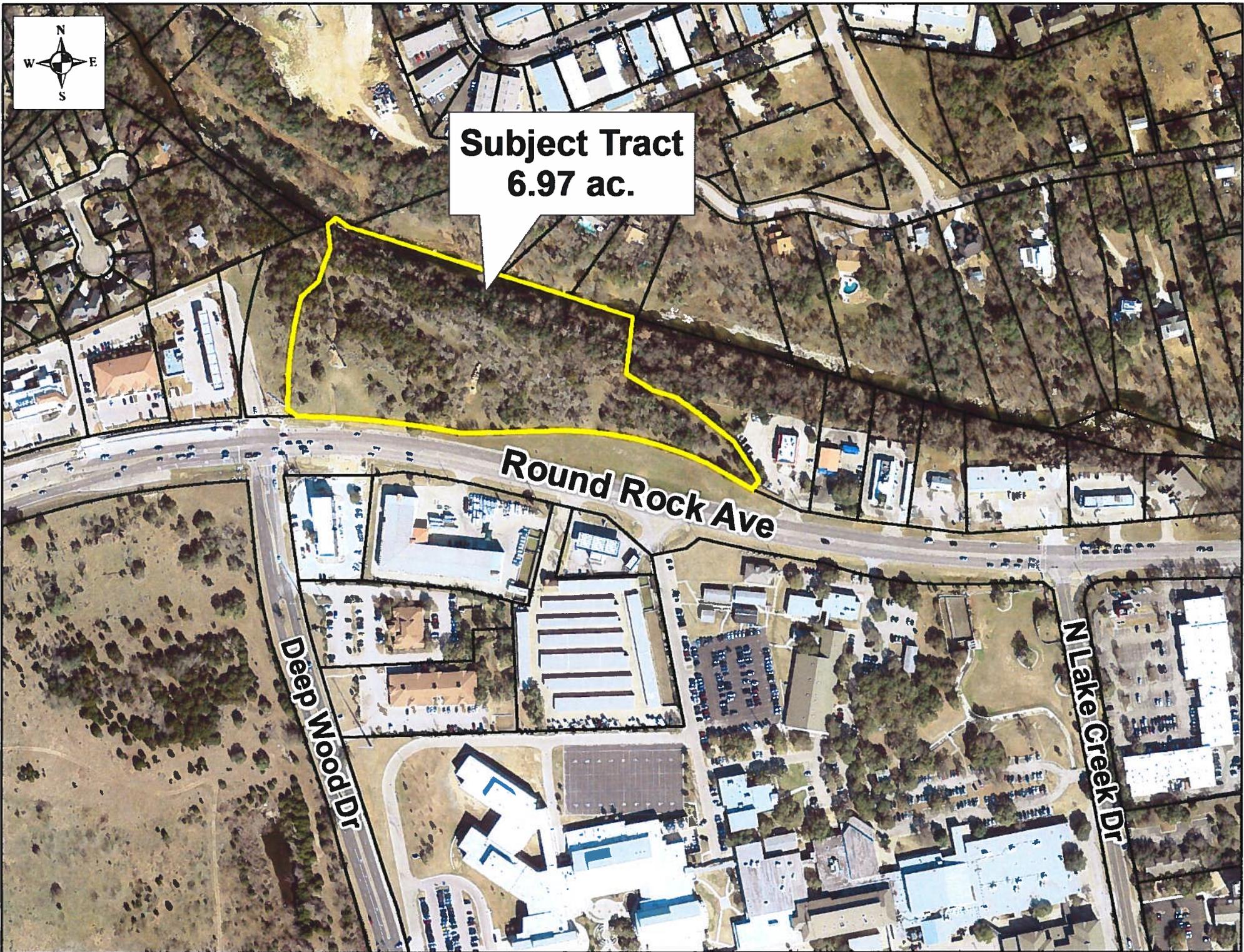
RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Include the city tracking number ("PP1904-004") at the bottom, right hand side.
2. Include the submittal date as April 16, 2019.
3. Include the correct name of the future Deep Wood Drive on the west side of subject tract.
4. Include the text "Phase 1" within lot 1; "Phase 2" within Lot 2.
5. Update the total acreage, lots by type, acreage by type by including the parent tract.
6. Update the total acreage of the survey at the top of the sheet to include the parent tract.
7. Show the two-foot contour lines on lot 2.
8. Depict a 10-foot PUE along the Deep Wood Drive right-of-way north of the Electric and Communications line easement to Brushy Creek.
9. Resolve discrepancy between preliminary and final plat depiction of segment L11-L12.
10. Remove duplicate plat note number 6.
11. Depict perpendicular survey tie across Round Rock Avenue from property pin of subject tract.



**Subject Tract
6.97 ac.**



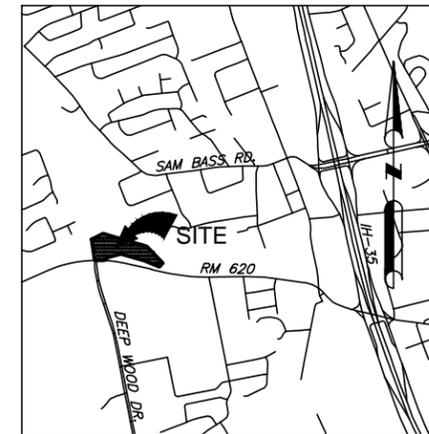
Deep Wood Dr

Round Rock Ave

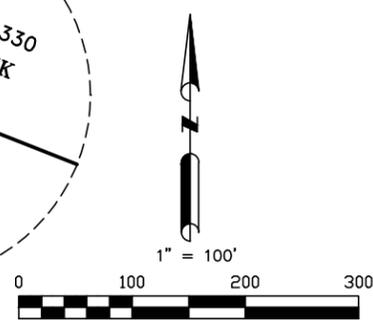
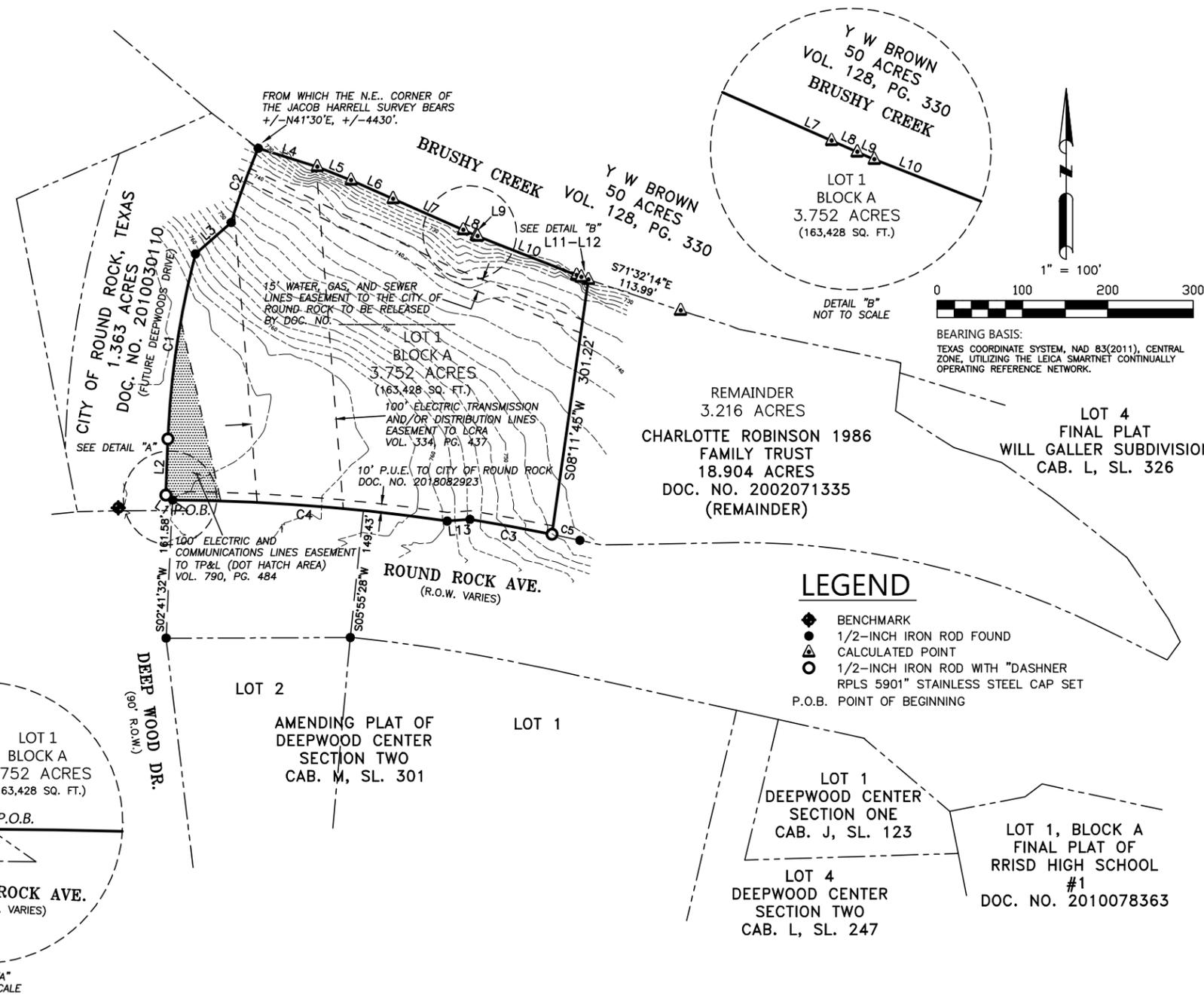
N Lake Creek Dr

PRELIMINARY PLAT QUIKTRIP 4163

3.752 ACRES OUT OF THE JACOB M. HARRELL SURVEY ABSTRACT NO. 284,
WILLIAMSON COUNTY, TEXAS.



VICINITY MAP
NOT TO SCALE



BEARING BASIS:
TEXAS COORDINATE SYSTEM, NAD 83(2011), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

LEGEND

- ◆ BENCHMARK
- 1/2-INCH IRON ROD FOUND
- ▲ CALCULATED POINT
- 1/2-INCH IRON ROD WITH "DASHNER RPLS 5901" STAINLESS STEEL CAP SET
- P.O.B. POINT OF BEGINNING

LINE TABLE

LINE	BEARING	DISTANCE
L1	N54°44'30"W	9.93'
L2	N02°14'19"E	65.83'
L3	N48°45'47"E	55.65'
L4	S72°40'17"E	72.47'
L5	S68°26'50"E	42.62'
L6	S66°09'43"E	53.88'
L7	S66°08'57"E	90.10'
L8	S66°09'14"E	16.40'
L9	S68°01'21"E	1.81'
L10	S68°32'25"E	124.84'
L11	S68°26'32"E	5.86'
L12	S71°32'14"E	8.94'
L13	S85°37'56"W	26.59'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1005.00'	12°30'41"	219.45'	N08°30'35"E	219.02'
C2	975.00'	05°26'09"	92.50'	N20°07'06"E	92.47'
C3	2285.00'	2°27'00"	97.71'	N79°37'41"W	97.70'
C4	2279.00'	8°07'50"	323.40'	N85°38'33"W	323.13'
C5	2285.00'	10°50'46"	33.74'	S77°58'48"E	33.74'

METES AND BOUNDS:

3.752 ACRES OUT OF THE JACOB M. HARRELL, ABSTRACT NO. 284, SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 18.904 ACRE TRACT (CALLED "TRACT 5") CONVEYED TO CHARLOTTE ROBINSON 1986 FAMILY TRUST, BY DEED OF RECORD IN DOCUMENT NO. 2002071335, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 3.752 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEFORE, AT A 1/2-INCH IRON ROD FOUND WITH TXDOT ALUMINUM CAP FOUND AT THE NORTHWEST CORNER OF THAT CERTAIN 0.158 ACRE TRACT CONVEYED FOR RIGHT-OF-WAY PURPOSES BY DOCUMENT NO. 2018082927, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AS SHOWN ON A TXDOT RIGHT-OF-WAY MAP (CSJ 0683-01-092) FOR R.M. 620/ROUND ROCK AVENUE (R.O.W. VARIES), CALLED BEING 79.00 FEET LEFT OF BASELINE STATION 460+12.76, BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID R.M. 620/ROUND ROCK AVENUE AND THE EAST LINE OF THAT CERTAIN 1.363 ACRE TRACT CONVEYED TO CITY OF ROUND ROCK, TEXAS, BY DEED OF RECORD IN DOCUMENT NO. 2010030110, OF SAID OFFICIAL PUBLIC RECORDS, FOR THE SOUTHWESTERLY CORNER HEREOF;

THENCE, LEAVING SAID NORTH RIGHT-OF-WAY LINE OF R.M. 620/ROUND ROCK AVENUE, OVER AND ACROSS SAID 18.904 ACRE TRACT, ALONG THE EAST LINE OF SAID 1.363 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. N54°44'30"W, A DISTANCE OF 9.93 FEET TO A 1/2-INCH IRON ROD WITH "DASHNER RPLS 5901" STAINLESS STEEL CAP SET, FOR THE MOST WESTERLY CORNER HEREOF;
2. N02°14'19"E, A DISTANCE OF 65.83 FEET TO A 1/2-INCH IRON ROD WITH "DASHNER RPLS 5901" STAINLESS STEEL CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
3. ALONG SAID CURVE, HAVING A RADIUS OF 1005.00 FEET, A CENTRAL ANGLE OF 12°30'41", AN ARC LENGTH OF 219.45 FEET, AND A CHORD WHICH BEARS N08°30'35"E, A DISTANCE OF 219.02 FEET TO A 1/2-INCH IRON ROD WITH "BAKER-AIKLEN" CAP FOUND AT THE END OF SAID CURVE;
4. N48°45'47"E, A DISTANCE OF 55.65 FEET TO A 1/2-INCH IRON ROD WITH "BAKER-AIKLEN" CAP FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
5. ALONG SAID CURVE, HAVING A RADIUS OF 975.00 FEET, A CENTRAL ANGLE OF 05°26'09", AN ARC LENGTH OF 92.50 FEET, AND A CHORD WHICH BEARS N20°07'06"E, A DISTANCE OF 92.47 FEET TO A 1/2-INCH IRON ROD WITH "BAKER-AIKLEN" CAP FOUND AT THE END OF SAID CURVE, BEING NEAR THE TOP OF A STEEP BLUFF OVER BRUSHY CREEK, ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN 1.567 ACRE TRACT SHOWN ON AN EXHIBIT PREPARED BY PAPE DAWSON ENGINEERS DATED MAY 26, 2017 AND REFERENCING JOB. NO. 50867-00, BEING ON OR NEAR THE PRESUMED "STEEP BLUFF" REFERENCED IN THE DESCRIPTION OF THAT CERTAIN 47.83 ACRE TRACT CONVEYED TO AUSTIN WHITE LIME COMPANY BY DEED OF RECORD IN VOLUME 717, PAGE 403, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHWESTERLY CORNER HEREOF;

THENCE, ALONG THE SOUTH LINE OF SAID 1.567 ACRE TRACT, BEING THE APPROXIMATE LOCATION OF SAID "STEEP BLUFF", THE FOLLOWING SIXTEEN (16) COURSES AND DISTANCES:

1. S72°40'17"E, A DISTANCE OF 72.47 FEET TO A CALCULATED POINT, FOR AN ANGLE POINT;
2. S68°26'50"E, A DISTANCE OF 42.62 FEET TO A CALCULATED POINT, FOR AN ANGLE POINT;
3. S66°09'43"E, A DISTANCE OF 53.88 FEET TO A CALCULATED POINT, FOR AN ANGLE POINT;
4. S66°08'57"E, A DISTANCE OF 90.10 FEET TO A CALCULATED POINT, FOR AN ANGLE POINT;
5. S66°09'14"E, A DISTANCE OF 16.40 FEET TO A CALCULATED POINT, FOR AN ANGLE POINT;
6. S68°01'21"E, A DISTANCE OF 1.81 FEET TO A CALCULATED POINT, FOR AN ANGLE POINT;
7. S68°32'25"E, A DISTANCE OF 124.84 FEET TO A CALCULATED POINT, FOR AN ANGLE POINT;
8. S66°26'32"E, A DISTANCE OF 5.86 FEET TO A CALCULATED POINT, FOR AN ANGLE POINT;
9. S71°32'14"E, A DISTANCE OF 8.94 FEET TO A CALCULATED POINT, FOR THE NORTHEASTERLY CORNER HEREOF;

THENCE, S08°11'45"W, OVER AND ACROSS SAID 18.904 ACRE TRACT, A DISTANCE OF 301.22 FEET TO A 1/2-INCH IRON ROD WITH "DASHNER RPLS 5901" STAINLESS STEEL CAP SET IN THE NORTH LINE OF SAID 0.158 ACRE TRACT AND SAID NORTH RIGHT-OF-WAY LINE OF RM 620/ROUND ROCK AVENUE, FOR THE SOUTHEASTERLY CORNER HEREOF;

THENCE, CONTINUING OVER AND ACROSS SAID 18.904 ACRE TRACT ALONG THE NORTH LINE OF SAID 0.158 ACRE TRACT AND SAID NORTH RIGHT-OF-WAY LINE OF RM 620/ROUND ROCK AVENUE, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 2285.00 FEET, A CENTRAL ANGLE OF 02°27'00", AN ARC LENGTH OF 97.71 FEET, AND A CHORD WHICH BEARS N79°37'41"W, A DISTANCE OF 97.70 FEET TO A 1/2-INCH IRON ROD WITH TXDOT ALUMINUM CAP FOUND AT THE END OF SAID CURVE;
2. S85°37'56"W, A DISTANCE OF 26.59 FEET TO A 1/2-INCH IRON ROD WITH TXDOT ALUMINUM CAP FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
3. ALONG SAID CURVE, HAVING A RADIUS OF 2279.00 FEET, A CENTRAL ANGLE OF 08°07'50", AN ARC LENGTH OF 323.40 FEET, AND A CHORD WHICH BEARS N85°38'33"W, A DISTANCE OF 323.13 FEET TO THE POINT OF BEGINNING, AND CONTAINING 3.752 ACRES (163,428 SQUARE FEET) OF LAND, MORE OR LESS.

OWNERS: CHARLOTTE ROBINSON 1986 FAMILY TRUST
ACREAGE: 3.752
SURVEYOR: ABRAM DASHNER, RPLS
NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: 0
SUBMITTAL DATE: 04/16/2018
DATE OF PLANNING AND ZONING COMMISSION REVIEW: 05/15/2019
BENCHMARK DESCRIPTION & ELEVATION: CUT SQUARE SET IN TOP OF END OF CURB ON EAST SIDE OF DRIVEWAY, NE CORNER OF INTERSECTION OF RM 620 AND DEEP WOOD DR. NAVD 88(2012B) ELEV. = 768.84'
ACREAGE BY LOT TYPE: DEVELOPMENT: 3.752
PATENT SURVEY: JACOB M. HARRELL, ABS. 284
ENGINEER: FREELAND AND KAUFMANN
NUMBER OF LOTS BY TYPE: DEVELOPMENT - 1

CHECKED BY: AD	
JOB NUMBER: 014-02	ISSUE DATE: 01/21/19
SHEET: 1 of 1	

GENERAL NOTES:

1. 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.
2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
3. A TEN FOOT (10') SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
4. NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0495E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
5. NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE FLOODPLAIN.
6. A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE SHALL BE CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.

FILE: C:\USERS\ABRAM\DOCUMENTS\VRAM DASHNER RPLS\014-02\TO OTHERS\4-28-19\82-4163 PRELIM PLAT 4-28-19.DWG PLOTTED BY: ABE DASHNER PLOTTED ON: 05/01/19 8:44:05 AM

FP1904-004