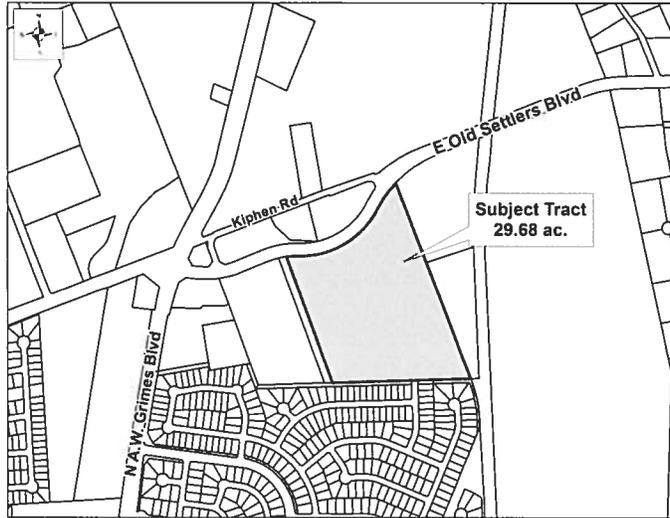


**Round Rock Founders Academy
CONCEPT PLAN CP2001-001**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Approval of a Concept Plan

ZONING AT TIME OF APPLICATION: BP (Business Park)

DESCRIPTION: 29.68 acres out of the Willis Donaho Survey, Abstract No. 173

CURRENT USE OF PROPERTY: Vacant and Undeveloped

GENERAL PLAN LAND USE DESIGNATION: Industrial

ADJACENT LAND USE:

- North: E. Old Settlers Right-of-Way - Unzoned
- South: Single Family Residences - Unzoned/ETJ - The Meadows at Chandler Creek MUD
- East: General Contractor Business - Zoned BP (Business Park) and LI (Light Industrial)
- West: AC/Heating/Plumbing Business - Zoned LI (Light Industrial)

PROPOSED LAND USE: Open Enrollment Charter School (Pre-K through 12th Grade)

<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:	0	29.68
TOTALS:	0	29.68

Owner:
Responsive Education Solutions
T. Lynn Tompkins, Jr.
1301 Waters Ridge
Lewisville, TX 75057

Agent:
Peloton Land Solutions
Justin Lange, P.E.
4214 Medical Pkwy., Ste. 300
Austin, TX 78756

**Round Rock Founders Academy
CONCEPT PLAN CP2001-001**

HISTORY: This tract consists of a 29.68-acre tract and is currently vacant and undeveloped. On November 19, 2014, a Preliminary Plat (PP1410-002) was approved by the Planning & Zoning Commission to subdivide a 52.15-acre property into fifteen development lots, which included the subject tract. A Final Plat was never recorded and therefore this Preliminary Plat has expired. The Applicant is requesting approval of a Concept Plan application for 29.68-acres of undeveloped land. Preliminary and Final Plat applications will follow at a later time.

DATE OF REVIEW: February 5, 2020

LOCATION: Generally located south and east of the intersection of E. Old Settlers Blvd. and N. A.W. Grimes Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning:

The Future Land Use Map designates the tract for Industrial purposes. The tract is zoned BP (Business Park) and allows colleges/universities, day cares, business or trade schools offices by right. As with public schools, open enrollment charter schools are permitted by right in any zoning district. The BP district development standards require that the exterior building materials include natural stone, simulated stone, brick, stucco, architecturally finished steel or metal, architectural concrete masonry units (CMU), concrete tilt wall, or glass with steel framing.

Traffic, Access and Roads:

Driveway access points will be finalized during the site development plan review stage. A traffic impact analysis is currently under review and will need to be approved prior to Preliminary Plat application or Site Development Permit submittal, whichever occurs first.

Water and Wastewater Service:

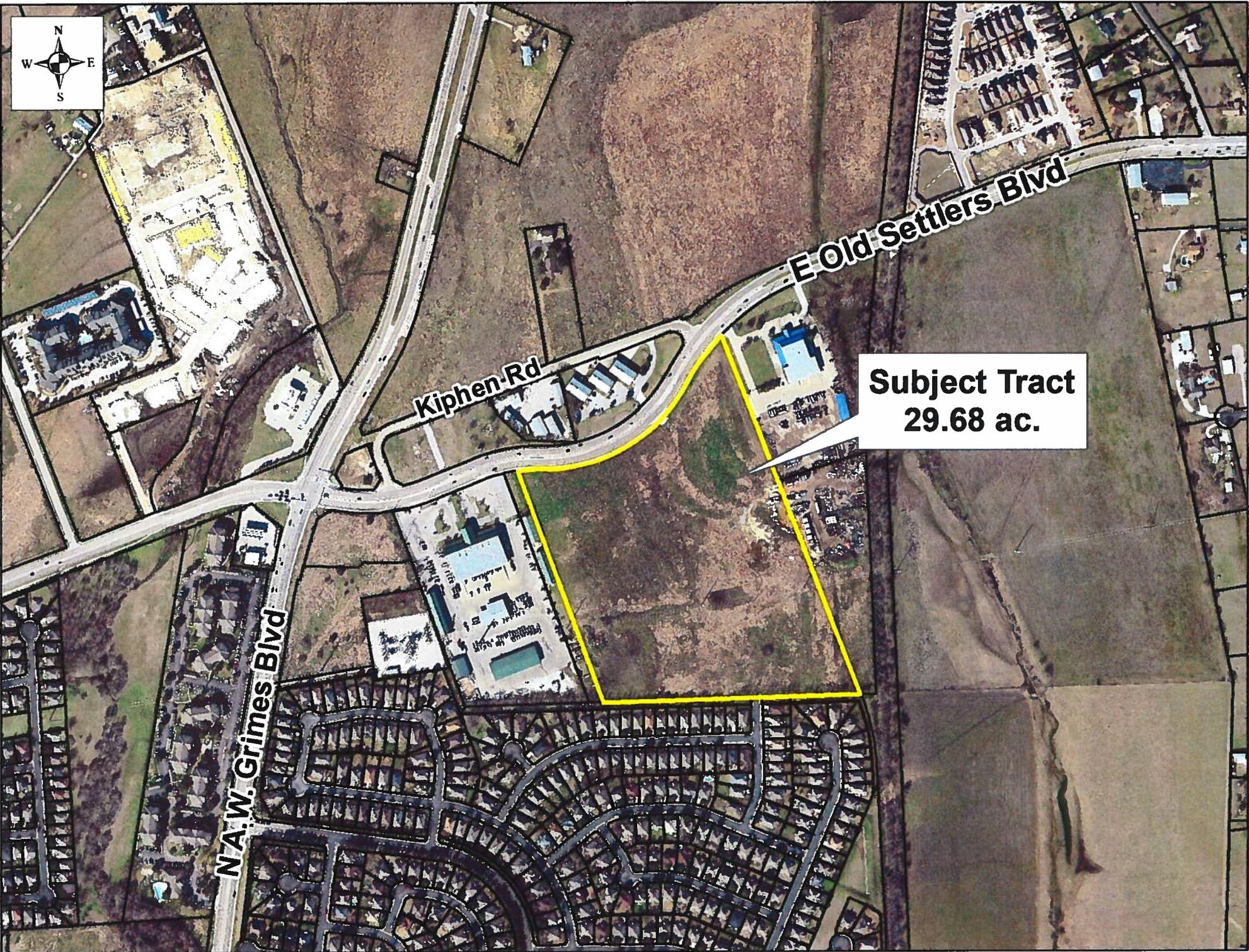
Water and wastewater service will be provided by the City of Round Rock. Both water and wastewater service will be obtained via existing 8-inch water and wastewater lines located along E. Old Settlers Boulevard.

Drainage:

It is anticipated that the proposed development will require two on-site detention ponds. One pond may be located in the southwest corner of the tract and the other may be located along the east property line. The exact locations and capacities will be determined at the site development review stage. The internal drainage infrastructure will be designed to convey site runoff to the proposed ponds.

RECOMMENDED MOTION:

Staff recommends approval of the Concept Plan application as presented.



**Subject Tract
29.68 ac.**

OWNER: RESPONSIVE EDUCATION SOLUTIONS
LYNN THOMPSON - VP OF CONSTRUCTION AND REAL ESTATE
1301 WATER RIDGE
LEWISVILLE, TX 75057
(972) 316-3663

SURVEYORS: TEXAS LAND SURVEYING, INC.
3613 WILLIAMS DRIVE, SUITE 903
GEORGETOWN, TX 78626
(512) 630-1600

ENGINEER: PELOTON LAND SOLUTIONS
4214 MEDICAL PARKWAY, SUITE 300
AUSTIN, TX 78756
(512) 831-7700

SUBMITTAL DATE: JANUARY 07, 2020

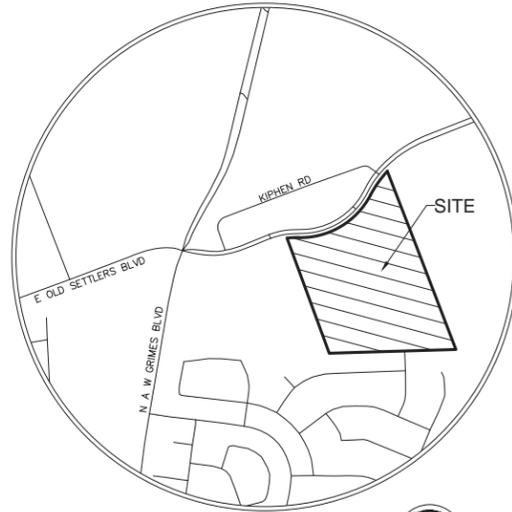
DATE OF PLANNING AND ZONING COMMISSION REVIEW: FEBRUARY 5, 2020

BENCHMARK DESCRIPTION & ELEVATION WITH VERTICAL DATUM AND GEOID:

BM #1 - TOP OF WASTE WATER MANHOLE LOCATED NEAR THE NORTH PROPERTY CORNER, 23.8' SOUTHEAST OF THE SOUTHEAST EDGE OF CONCRETE WALK AND 17.4' WEST OF THE EAST PROPERTY LINE. VERTICAL DATUM NAD 83, GEOID 09.

ELEVATION = 724.35'

PATENT SURVEY: WILLIS DONAHO SURVEY, ABSTRACT NO. 173



LOCATION MAP

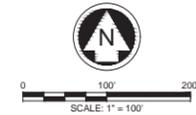
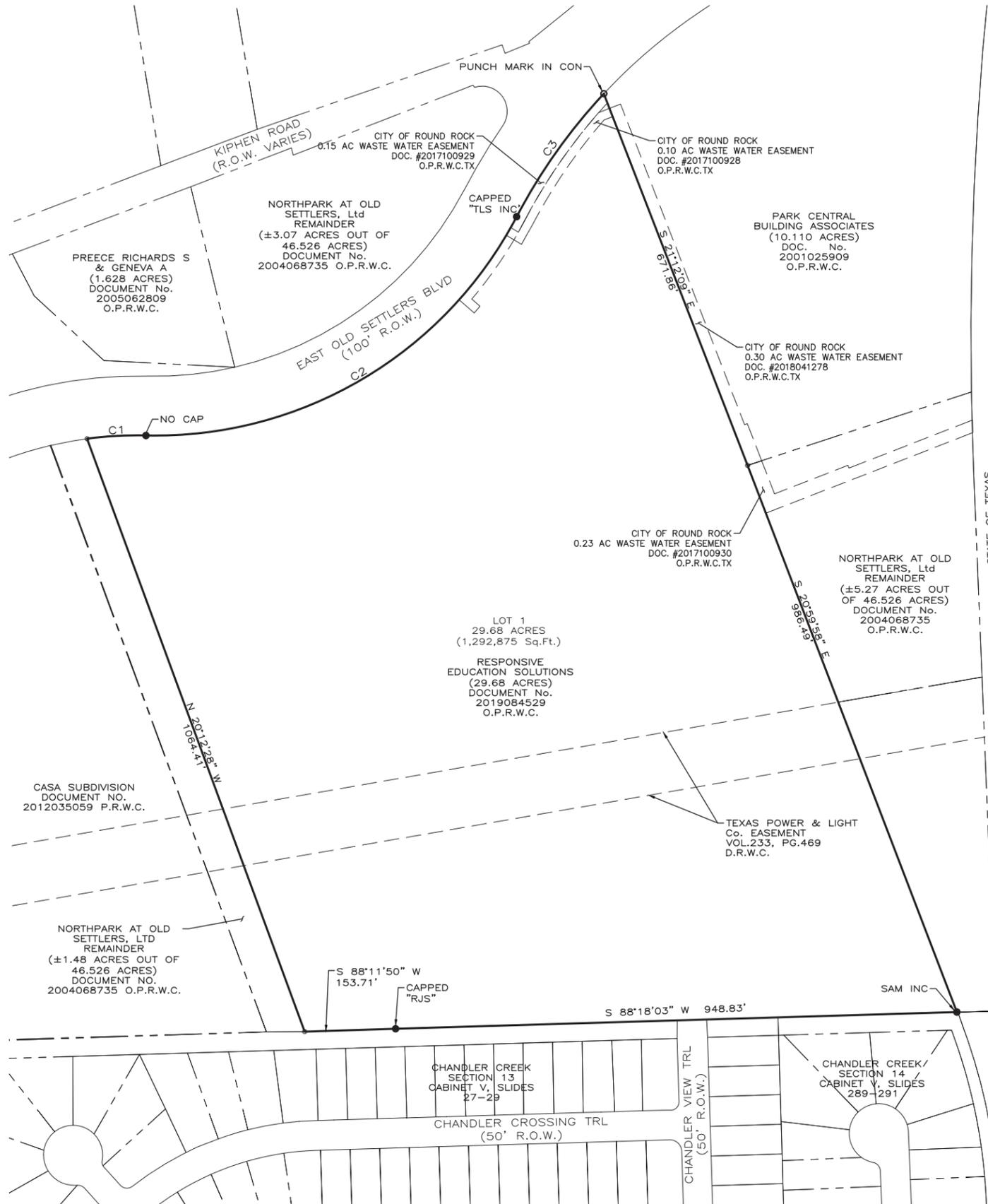


CURVE TABLE					
NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	8°54'16"	642.49'	99.85'	99.75'	N 86°53'33" E
C2	63°42'26"	688.62'	765.68'	726.84'	N 59°30'38" E
C3	15°28'14"	944.45'	255.01'	254.24'	N 35°23'57" E

RECORD CURVE TABLE (#2007095292 O.P.R.W.C.)					
NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	14°20'21"	642.49'	160.79'	160.37'	S 84°09'42" W
C2	63°40'22"	688.62'	765.26'	726.49'	S 59°29'42" W
C3	15°28'15"	944.45'	255.02'	254.24'	S 35°24'00" W

NOTES:

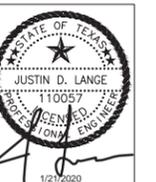
1. PROPOSED PUBLIC STREET CONNECTION POINTS ARE SUBJECT TO APPROVAL ON PRELIMINARY PLAT.



LEGEND LIBRARY

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- EASEMENT LINE

NO.	DATE	REVISION	APPROVAL



CONCEPT PLAN - ROUND ROCK
FOUNDERS ACADEMY
2601 E. OLD SETTLERS BLVD
ROUND ROCK, TX

DEVELOPER:	RESPONSIVE EDUCATION SOLUTIONS
DRAWN/DESIGNED BY:	PELOTON LAND SOLUTIONS
EIT/PROJECT MANAGER:	PELOTON LAND SOLUTIONS
SIR/PROJECT MANAGER:	PELOTON LAND SOLUTIONS
PROJECT #:	
CASE #:	

SHEET
1
OF 1

4214 MEDICAL PARKWAY,
AUSTIN, TX 78756
PHONE: 512-831-7700
TX FIRM NO 12207
TEPLS FIRM NO 10194108

PELOTON
LAND SOLUTIONS

Drawing: L:\DWG\11002 - RP\Main Draw\CHANDLER\Chandler Concept Plan\Concept Plan.dwg
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