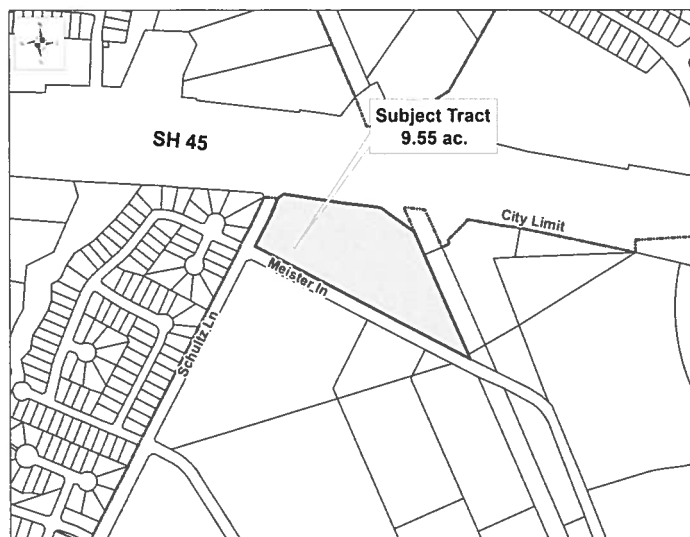


**Schultz Towns @ 45
FINAL PLAT FP1810-003**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Final plat approval to create one (1) development lot and two (2) ROW lots

ZONING AT TIME OF APPLICATION: TH (Townhouse) Zoning District

DESCRIPTION: 9.55 acres out of the William Barker Survey, Abstract No. 107

CURRENT USE OF PROPERTY: Vacant and undeveloped

GENERAL PLAN LAND USE DESIGNATION: The Future Land Use designation is determined by PUD No. 22, which contains a mixture of residential, commercial and business park uses.

ADJACENT LAND USE:

North: SH-45/Louis Henna Blvd Right-of-Way (Unzoned)
 South: Undeveloped lot in City of Pflugerville City Limits (Zoned Light Industrial)
 East: State of Texas (Formerly MOKAN) Right-of-Way (Unzoned)
 West: Single-Family Residences - (Zoned PUD# 15)

PROPOSED LAND USE:

<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:	2	0.42
Parkland:	0	0
Other:	1	9.13
TOTALS:	3	9.55

Owner:
 Jack Wheeler
 P.O. Box 87
 Tarpley, TX 78883

Agent:
 Kimley-Horn & Associates, Inc.
 Jason Reece
 10814 Jollyville Road, Building IV, Suite 300
 Austin, TX 78759

Schultz Towns at 45
FINAL PLAT FP1810-003

HISTORY: The Remington Tract PUD (Planned Unit Development # 22) was approved by the City in 1995 and amended in 2014. It contained approximately 93 acres and allowed for residential, commercial, open space and business park uses. On October 11, 2018, the City Council approved a rezoning (ZON1808-001) of the subject tract from PUD #22 to TH (Townhouse) zoning district. The developer stated that 90 townhome residential units will be built on a 9.55-acre tract. The subject tract has never been platted and, therefore, has no platting history.

DATE OF REVIEW: November 7, 2018

LOCATION: Southeast corner of Schultz Lane and SH-45

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use designation is determined by PUD No. 22, which contains a mixture of residential, commercial, open space and business parkland uses. The property is currently zoned TH (Townhouse) and allows land uses such as townhouse (single or common lot), neighborhood parks, and place of worship, by right. TH zoning requires masonry exterior finish, with masonry defined as stone, simulated stone, brick, stucco, or horizontally installed cement-based siding. Horizontally installed cement-based siding or stucco cannot comprise more than 50 percent of the exterior finish. Buildings must include details to provide visual relief, including features such as varying window types, arched entryways, balconies, accent walls, decorative tile, and variation of roof lines.

Compliance with the Preliminary Plat: As shown, this final plat is in compliance with Preliminary Plat 1809-003.

Traffic, Access and Roads: The site is bounded by the eastbound SH 45 frontage road on the north, Schultz Lane on the west and Meister Lane on the south. The former MOKAN railroad right-of-way, now owned by the State of Texas, borders the site on the east. Access to the site will be provided from Schultz Lane and Meister Lane. No traffic impact study was required for this platting application because it does not meet the threshold requirement.

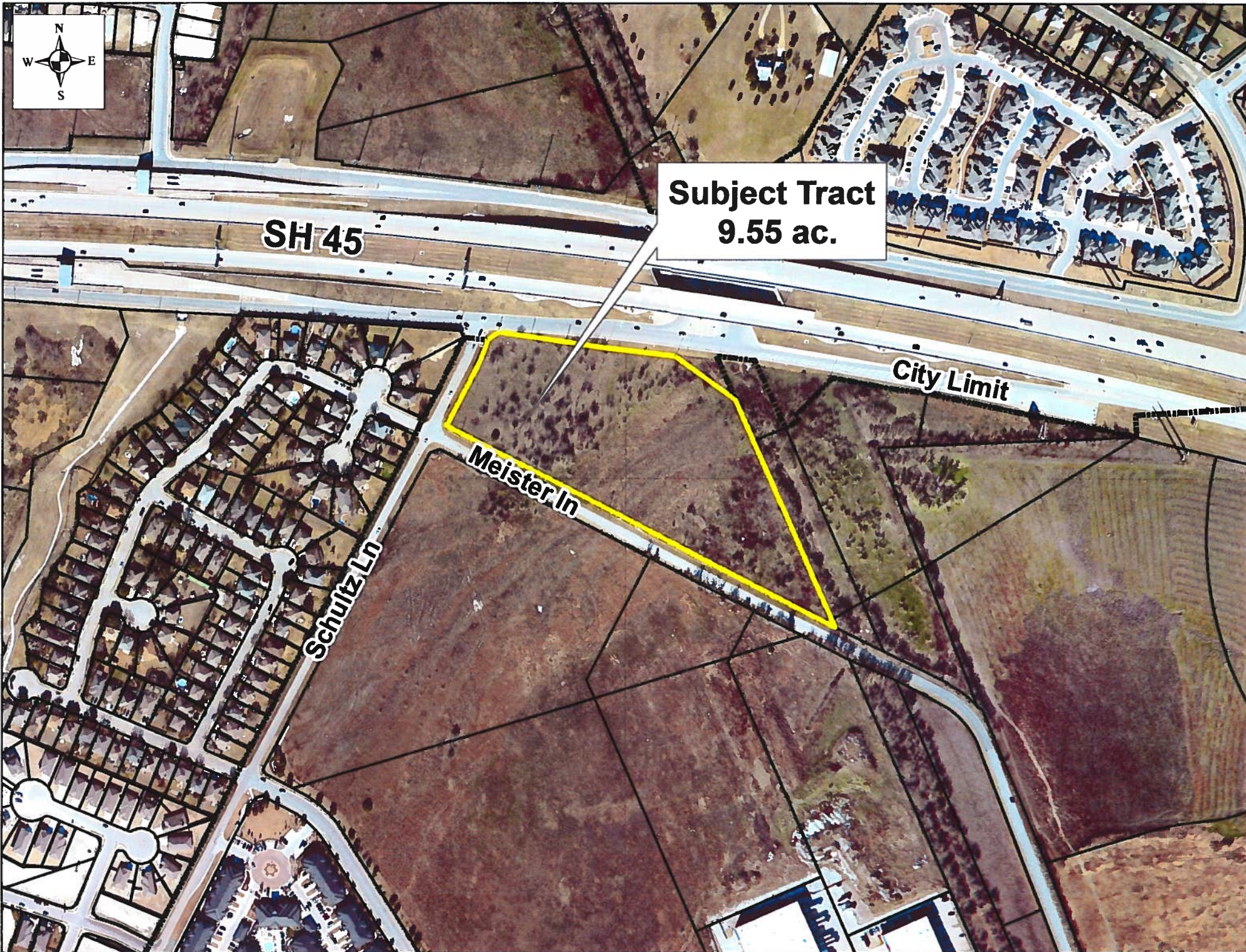
Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The development will connect to an existing 8-inch water line located along the west side of Schultz Lane. This development will also connect to an existing wastewater network that is located approximately 450 feet to the north of the subject tract adjacent to the north side of SH-45.

Drainage: A flood study is not required for this development and there are no drainage concerns for this site. Storm water will be captured by curb inlets and conveyed appropriately. Staff will review a more detailed drainage plan prior to site plan permitting.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Revise plat note # 3 to state "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, as amended."
2. Revise plat note # 5 to state "Sidewalks shall be constructed in accordance with Part III, Zoning and Development Code, Section 6-26, City of Round Rock, Texas, as amended."
3. Revise plat note # 6 to state "Subdivision walls shall be located and constructed in accordance with Part III, Zoning and Development Code, Section 4-30, City of Round Rock, Texas, as amended."
4. Prior to recordation of final plat, subdivision improvements for wastewater conveyance must be constructed and accepted, and wastewater capacity study approved. Note coordination & TxDOT approval will be required for the proposed wastewater utility bore.
5. Prior to plat recordation, watermain extension on the west side of Schultz Lane must be extended.



Plotted By: Jason, Date: October 22, 2018 02:59:32pm File Path: K:\AUS Civil\069264200 Schultz Towns @ 45\Gad\Preliminary Plat\PlanSheets\PRELIMINARY PLAT.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and attestation by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.

BENCHMARKS:
VERTICAL DATUM: NAVD 88 (GEOID 12A)

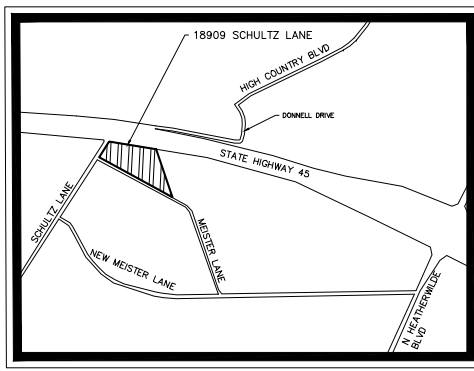
BM A BENCHMARK A: BOX CUT NEAR SOUTHEAST CORNER OF A CONCRETE STORM DRAIN INLET (ELEVATION - 768.30')

BM B BENCHMARK B: BOX CUT NEAR THE SOUTHERLY EDGE OF A CONCRETE HEADWALL (ELEVATION - 782.76')

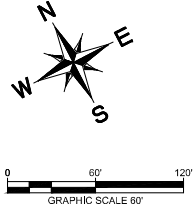
SURVEYOR'S NOTE:
BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (FIPS CODE 4203), NAD 83, GRID COORDINATES & GRID NORTH.

PRELIMINARY PLAT

SCHULTZ TOWNS @ 45



VICINITY MAP
SCALE: 1" = 2,000'



LEGAL DESCRIPTION:
THAT 9.553 ACRES OF LAND, MORE OR LESS, OUT OF THE WM. BAKER SURVEY, ABSTRACT NO. 107, WILLIAMSON COUNTY, TEXAS, BEING THAT CERTAIN (12.07 ACRE) TRACT OF LAND CONVEYED TO JACK WHEELER, BY GENERAL WARRANTY DEED AS RECORDED IN DOC. NO. 9711610, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN (2.523 ACRES) AWARDED TO THE STATE OF TEXAS BY AGREED JUDGMENT IN CONDEMNATION PROCEEDINGS UNDER CAUSE NO. 03-0411-CC3, AS RECORDED IN DOC. NO. 2007026550, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

LEGEND	
●	1/2" (IRF) IRON ROD FOUND
■	ALUMINUM CAP (TXDOT) IN CONCRETE MONUMENT
▲	CALCULATED POINT
●	1/2" (IRS) IRON ROD SET "ATS ENGINEERS"
O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY TEXAS
P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS
R.O.W.	RIGHT OF WAY
BM	BENCHMARK-SEE DESCRIPTIONS ON PLAT
()	RECORD INFORMATION
P.O.B.	POINT OF BEGINNING
—	'FEE HOOK' (CONNECTS OWNERSHIP)
- - - -	EASEMENT LINE AS NOTED
- - - -	PROPOSED PROPERTY BOUNDARY LINE
- - - -	EXISTING PROPERTY BOUNDARY LINE
- - - -	ADJACENT PROPERTY BOUNDARY LINE
- - - -	2.0' CONTOUR INTERVALS
FL	FLOWLINE
NG	NATURAL GROUND

OWNER: JACK WHEELER
623 W 38TH STREET, SUITE 310
AUSTIN, TX 78705

DEVELOPER: PROMINENCE HOMES, LLC
BRYAN ROME
1120 CAPITAL OF TEXAS HWY. SOUTH
STE II-105
AUSTIN, TX 78746

ACREAGE: 9.553

PATENT SURVEY: WM BAKER SURVEY,
ABSTRACT NO. 107

NUMBER OF BLOCKS: 1

NUMBER OF LOTS BY TYPE: 1 - DEVELOPMENT
2 - ROW

ACREAGE BY LOT TYPE: DEVELOPMENT - 9.126
RIGHT-OF-WAY - 0.427

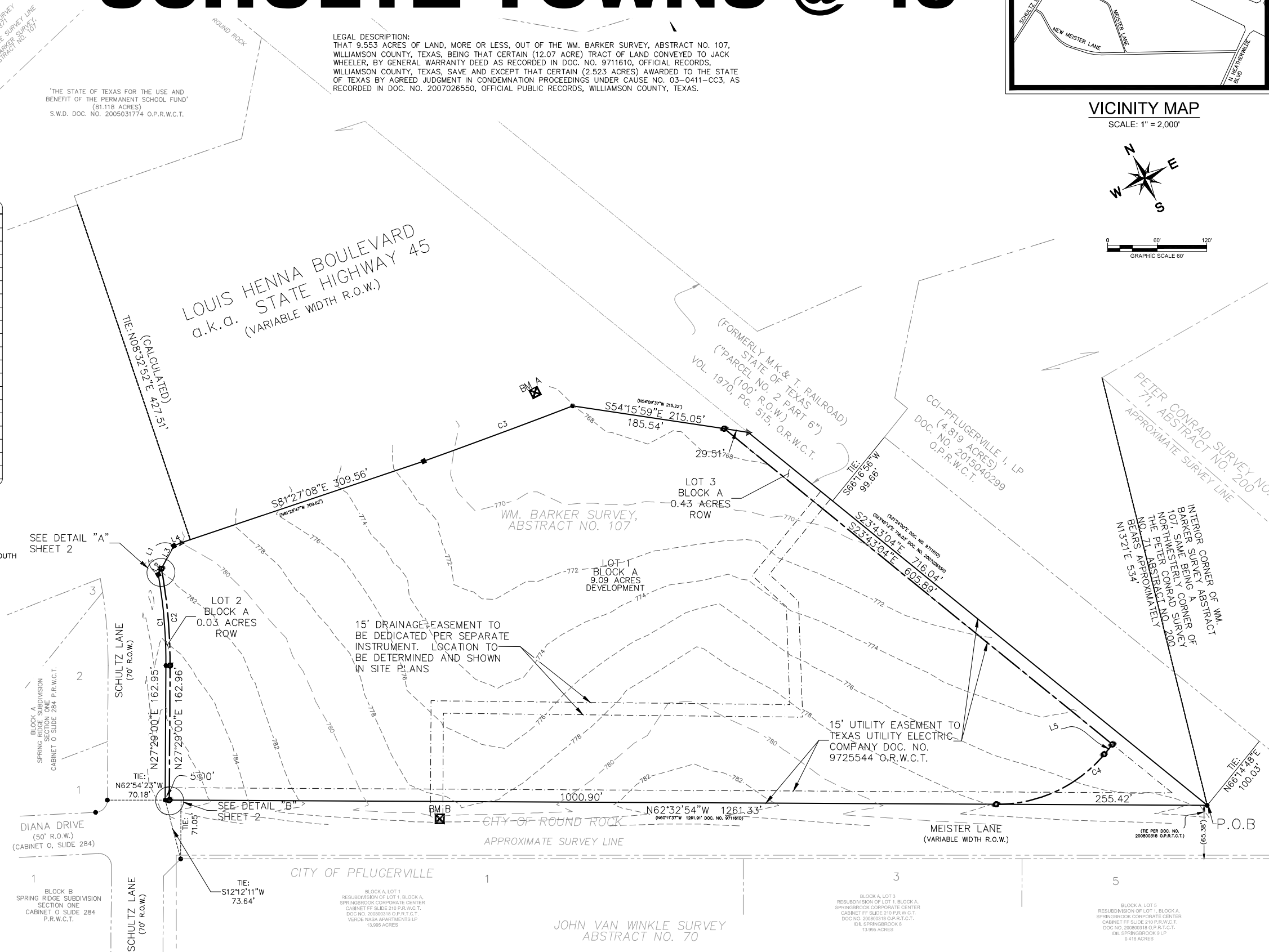
LINEAR FEET OF NEW STREETS: 0

SUBMITTAL DATE: SEPTEMBER 18, 2018

PLANNING AND ZONING COMMISSION REVIEW: NOVEMBER 7, 2018

ENGINEER: KIMLEY-HORN
10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 300
AUSTIN, TX 78759

SURVEYOR: ATS ENGINEERS, INSPECTORS
AND SURVEYORS
4910 WEST HWY 290
AUSTIN, TX 78735



KIMLEY-HORN		DATE		BY	
10814 JOLLYVILLE ROAD AVALON IV SUITE 300 AUSTIN, TX 78759		OCTOBER 2018		JH	
PHONE: 512-418-1771 FAX: 512-418-1791		SCALE: AS SHOWN		DATE	
WWW.KIMLEY-HORN.COM		DESIGNED BY: JR		REVISIONS	
© 2018 KIMLEY-HORN & ASSOCIATES, INC.		DRAWN BY: KW, JC		No.	
TBE Firm No. 828		CHECKED BY: RS			

SCHULTZ TOWNS @ 45

CITY OF ROUND ROCK

WILLIAMSON COUNTY, TEXAS

PRELIMINARY PLAT

1 OF 2

SHEET NUMBER

1 OF 2

PP-1809-003

