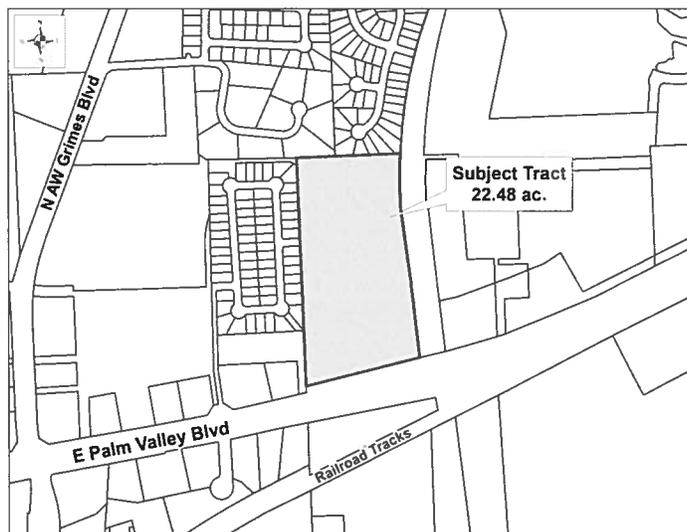


**Palm Valley Crossing Revised Concept Plan
CONCEPT PLAN CP1811-003**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Approval of a Concept Plan

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

DESCRIPTION: 22.48 acres out of the P.A. Holder Survey, Abstract No. 297

CURRENT USE OF PROPERTY: Vacant and Undeveloped

GENERAL PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

- North: Single-Family Residential - ETJ (Chandler Creek MUD)
- South: E. Palm Valley Boulevard Right-of-Way/Undeveloped Commercial Lot - Zoned C-1 (General Commercial)
- East: Former MOKAN Rail Right-of-Way (Now Owned by TxDOT) - (Unzoned)
- West: Commercial Center/Single-Family Residential - Zoned PUD No. 103 (Commercial/Residential)

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:	3	3.22
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	1	19.26
TOTALS:	4	22.48

Owner:
CHURCH OF CHRIST OF ROUND ROCK
1200 N GEORGETOWN ST
Round Rock, TX 78664-3210

Agent:
Waeltz & Prete, Inc.
Antonio A. Prete, P.E.
3000 Joe DiMaggio Boulevard #72
Round Rock, TX 78665

Palm Valley Crossing Revised Concept Plan
CONCEPT PLAN CP1811-003

HISTORY: On April 4, 2018, the Planning and Zoning Commission (P&Z) approved a Concept Plan application (CP1803-001) for the subject tract. The Concept Plan application presented at this time is considered a revision to the original Concept Plan application since the owner added a new commercial lot. City staff has changed the requirements so that only general land use areas are depicted since the original Concept Plan approval. If that approach had been in place earlier in the year, there would be no need to revise the Concept Plan today.

By adopting the land use "bubble" approach that does not depict internal lot lines with this revision, no future revisions should be necessary even if additional lots are created. This Concept Plan, a revised Preliminary Plat (PP1811-002), and a Final Plat (FP1811-004) are being processed concurrently. Please note that approval of CP1811-003 will supersede the previously approved CP1803-003 for Palm Valley Crossing.

DATE OF REVIEW: December 19, 2018

LOCATION: Northeast of the intersection of E. Palm Valley Boulevard and N. A.W. Grimes Boulevard

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates the tract for commercial purposes. The tract is zoned C-1a (General Commercial – Limited) and allows commercial land uses such as offices, hotels, retail, and restaurants by right. The C-1a 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: The tract has a single access drive from E. Palm Valley Boulevard (US 79), which is opposite a hooded left turn lane in the median for eastbound traffic. A Traffic Impact Analysis (TIA) is not required for this application since the applicant will be designing and constructing a deceleration lane to mitigate traffic impacts. There is sufficient right-of-way to build a deceleration lane. No additional right-of-way is required as part of this application.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The tract will connect to an existing water line to the south along E. Palm Valley Boulevard. Wastewater will be connected to an existing 8-inch public wastewater line located along the southwest property line.

Drainage: The tract is not located within the Edwards Aquifer Recharge Zone. Therefore, water quality is not required for this site. A portion of this development will be participating in the City's Regional Storm Water Management Program. There is storm water conveyance limitation at an existing box culvert under E. Palm Valley Boulevard. Therefore, the northern portion of the tract will be providing on-site detention, while the remainder of the tract will participate in the Regional Storm Water Management Program.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Revise note number 4 to state "The approval of CP1811-003 supersedes the previously approved CP1803-001 for Palm Valley Crossing."
2. Revise the City tracking number to "CP1811-003" at the bottom right hand corner of both sheets.
3. The solid line shown on the east side of the joint access easement shall be revised to be shown with a dashed line.

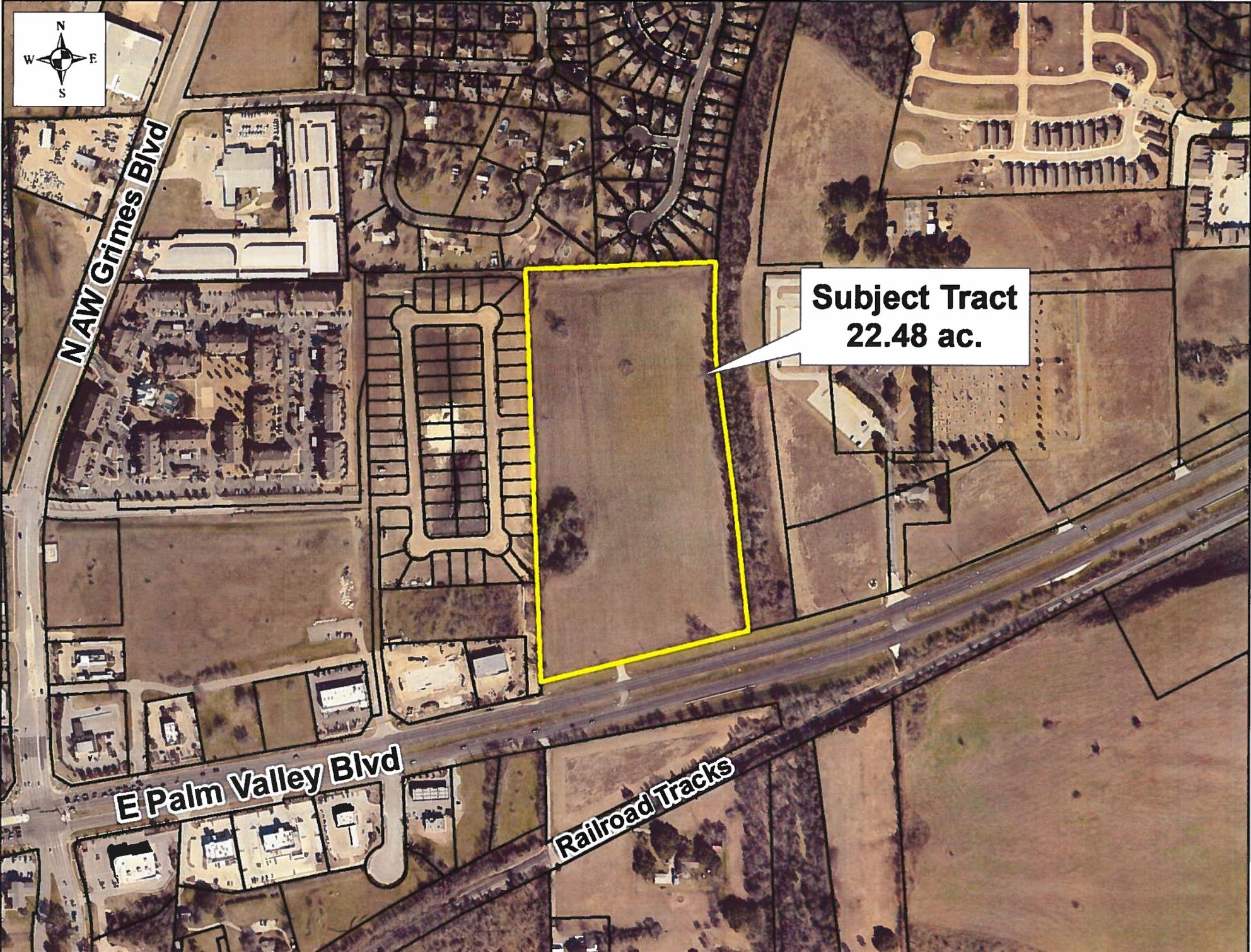


N W Grimes Blvd

E Palm Valley Blvd

Railroad Tracks

**Subject Tract
22.48 ac.**



REVISED CONCEPT PLAN OF: PALM VALLEY CROSSING

OWNERS:
CHURCH OF CHRIST OF ROUND ROCK
1200 N. GEORGETOWN STREET
ROUND ROCK, TX 78664

CSW PV CHURCH, LLC
1703 WEST 5TH STREET, STE. 850
AUSTIN, TX 78703

ACREAGE: 22.482 ACRES
PATENT SURVEY: P. A. HOLDER SURVEY, ABSTRACT 297

LINEAR FEET OF NEW STREETS: 0
SUBMITTAL DATE: NOVEMBER 20, 2018

DATE OF PLANNING AND ZONING COMMISSION REVIEW: DECEMBER 19, 2018

ENGINEER: ANTONIO A. PRETE, P.E.
WAELTZ & PRETE, INC.
3000 JOE DIMAGGIO BLVD, #72
ROUND ROCK, TEXAS 78665

SURVEYOR: SHANE SHAFER, RPLS #5281
DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TEXAS 78628

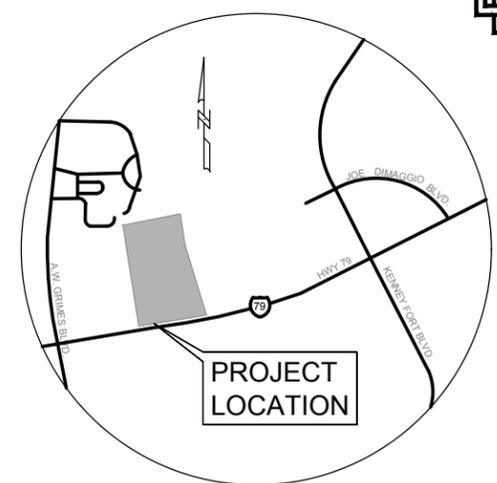
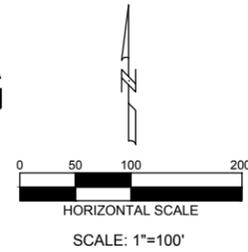
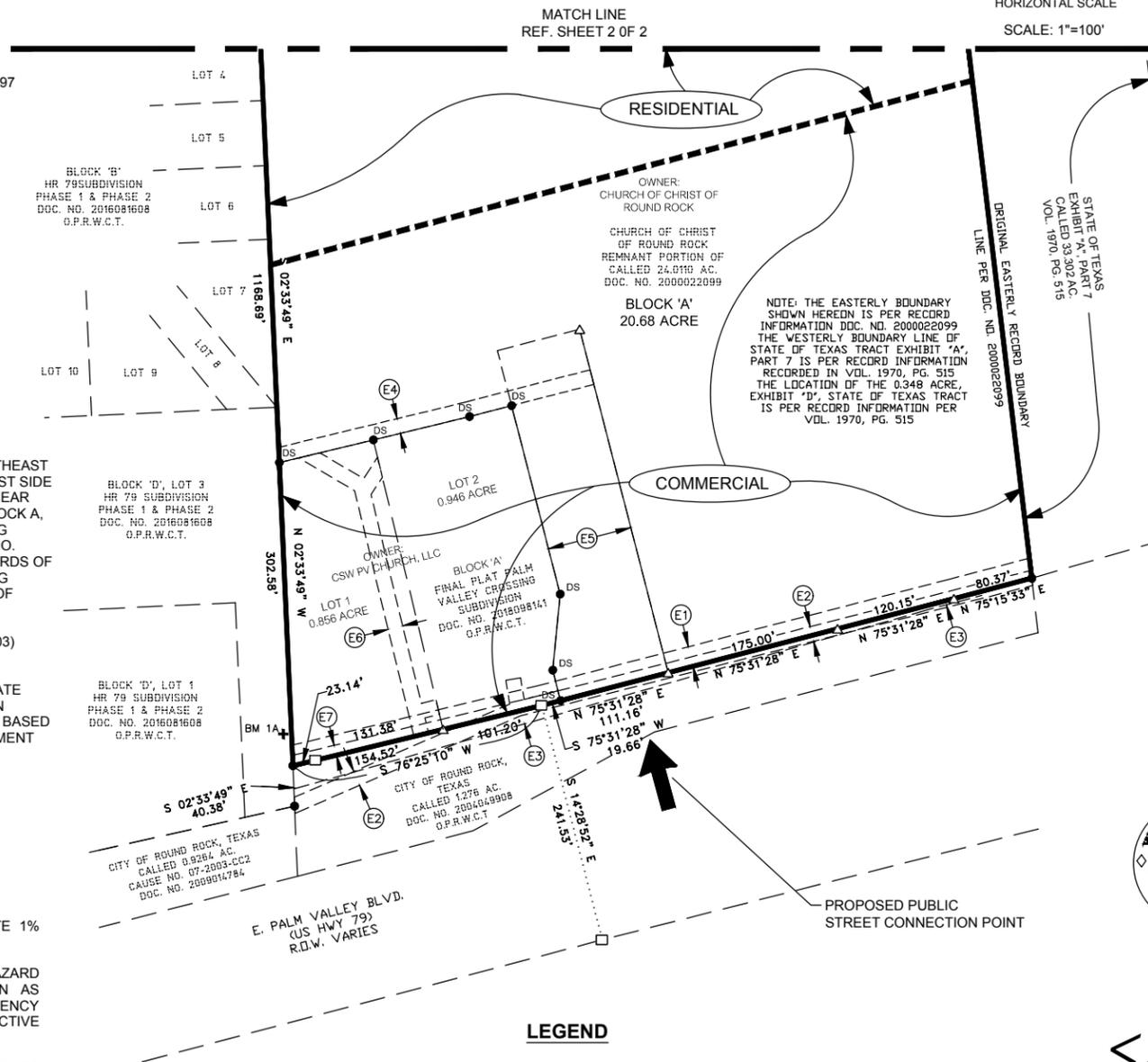
BENCHMARK DESCRIPTION AND ELEVATION:
BM#1A: ELEVATION = 698.82'
PK NAIL SET IN CONCRETE AT NORTHEAST CORNER OF CURB INLET ALONG EAST SIDE OF ASPHALT DRIVEWAY/ROADWAY, NEAR SOUTHWEST CORNER OF LOT 1, BLOCK A, FINAL PLAT PALM VALLEY CROSSING SUBDIVISION, RECORDED IN DOC. NO. 2018098141, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING APPROXIMATELY 100 FEET NORTH OF US 79 (E. PALM VALLEY BLVD.)

VERTICAL DATUM: NAVD 88 (GEOID03)

BEARING BASIS:
NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00011.

PLAT NOTES:

- NO PORTION OF THIS TRACT IS ENCRONCHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- NO PORTION OF THIS TRACT IS ENCRONCHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP COMMUNITY PANEL NUMBER 48491C0635E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY TEXAS.
- PROPOSED PUBLIC STREET CONNECTION POINTS ARE SUBJECT TO APPROVAL ON PRELIMINARY PLAT.
- THE APPROVAL OF CP1803-003 SUPERSEDES THE PREVIOUSLY APPROVED CP2018-001 FOR PALM VALLEY CROSSING.



LOCATION MAP
N.T.S.

EASEMENTS

- | | |
|--|--|
| <p>E1
CITY OF ROUND ROCK WATERLINE AND WASTEWATER EASEMENT CALLED 0.349 AC. DOC. NO. 2003043623 & DOC. NO. 2003059781 D.P.R.W.C.T.</p> <p>E2
TEXAS POWER & LIGHT COMPANY 15' WIDE EASEMENT AND RIGHT OF WAY VOL. 1698, PG. 297 D.R.W.C.T.</p> <p>E3
JOINT ACCESS EASEMENT AND MAINTENANCE AGREEMENT CALLED 0.731 AC. DOC. NO. 2018096665 D.P.R.W.C.T.</p> | <p>E3
SOUTHWESTERN BELL TELEPHONE COMPANY APPROXIMATE CENTERLINE EASEMENT FOR UNDERGROUND FACILITIES (NO WIDTH SPECIFIED) VOL. 616, PG. 531 D.R.W.C.T.</p> <p>E4
PUBLIC UTILITY EASEMENT CALLED 0.111 AC. DOC. NO. 2018096663 D.P.R.W.C.T.</p> <p>E6
PRIVATE 15' DRAINAGE & STORM SEWER EASEMENT DOC. NO. 2018098141 D.P.R.W.C.T.</p> <p>E7
10' SIDEWALK EASEMENT DOC. NO. 2018098141 D.P.R.W.C.T.</p> |
|--|--|

ENGINEER:

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
3000 JOE DIMAGGIO BLVD, #72
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308



SURVEYOR:

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100
T.B.P.L.S. FIRM NO. 10006900

LEGEND

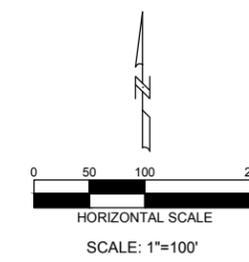
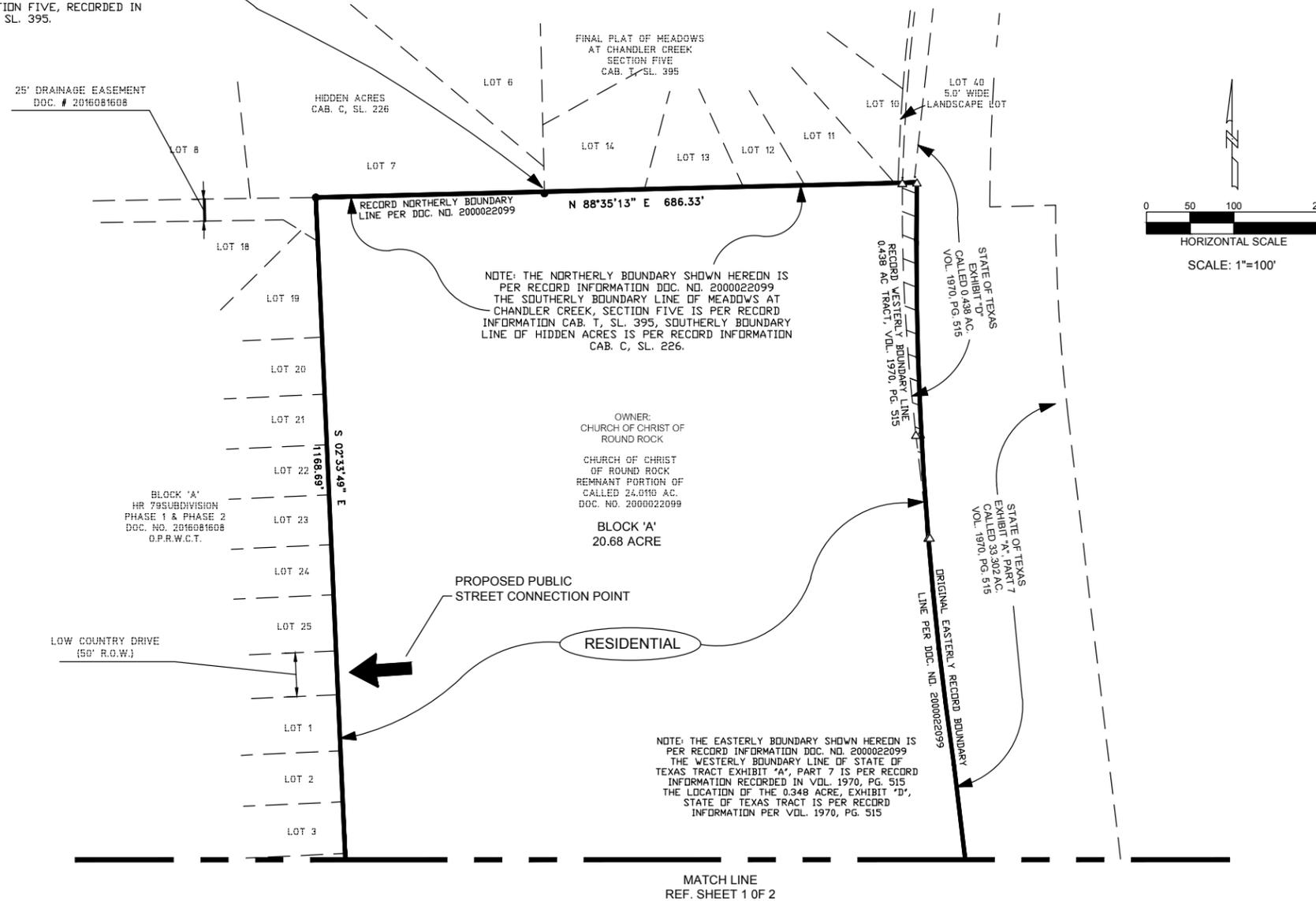
○	1/2" IRON ROD SET	---	PROPERTY BOUNDARY
●	1/2" IRON ROD FOUND	- - - -	ADJOINER LINE
● DS	IRON ROD FOUND WITH CAP STAMPED "DIAMOND SURVEYING"	RIGHT-OF-WAY TIE LINE
■	CONCRETE MONUMENT FOUND	- · - · -	EASEMENT AND BUILDING SETBACK LINE
△	CALCULATED POINT		
P.O.B.	POINT OF BEGINNING	O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
P.O.C.	POINT OF COMMENCEMENT	O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY	P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS
BM 1A	BENCHMARK 1A		

REVISED CONCEPT PLAN OF:
PALM VALLEY CROSSING
(1 OF 2)

CORR PROJECT NO.:
CP1803-003

REVISED CONCEPT PLAN OF: PALM VALLEY CROSSING

IRON ROD FOUND 1.8' SOUTH OF RECORD NORTHERLY BOUNDARY LINE RECORDED IN DOC. 2000022099, BEING THE RECORD SOUTHEAST CORNER OF HIDDEN ACRES, RECORDED IN CAB. C, SL. 226, SAME BEING THE RECORD SOUTHWEST CORNER OF THE MEADOWS AT CHANDLER CREEK, SECTION FIVE, RECORDED IN CAB. T, SL. 395.



LEGEND

○	1/2" IRON ROD SET	—	PROPERTY BOUNDARY
●	1/2" IRON ROD FOUND	- - - -	ADJOINER LINE
● ^{DS}	IRON ROD FOUND WITH CAP STAMPED "DIAMOND SURVEYING"	RIGHT-OF-WAY TIE LINE
■	CONCRETE MONUMENT FOUND	- - - - -	EASEMENT AND BUILDING SETBACK LINE
△	CALCULATED POINT		
P.O.B.	POINT OF BEGINNING	O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
P.O.C.	POINT OF COMMENCEMENT	O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY	P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS
BM 1A	BENCHMARK 1A		

REVISED CONCEPT PLAN OF: PALM VALLEY CROSSING (2 OF 2)

CORR PROJECT NO.:
CP1803-003