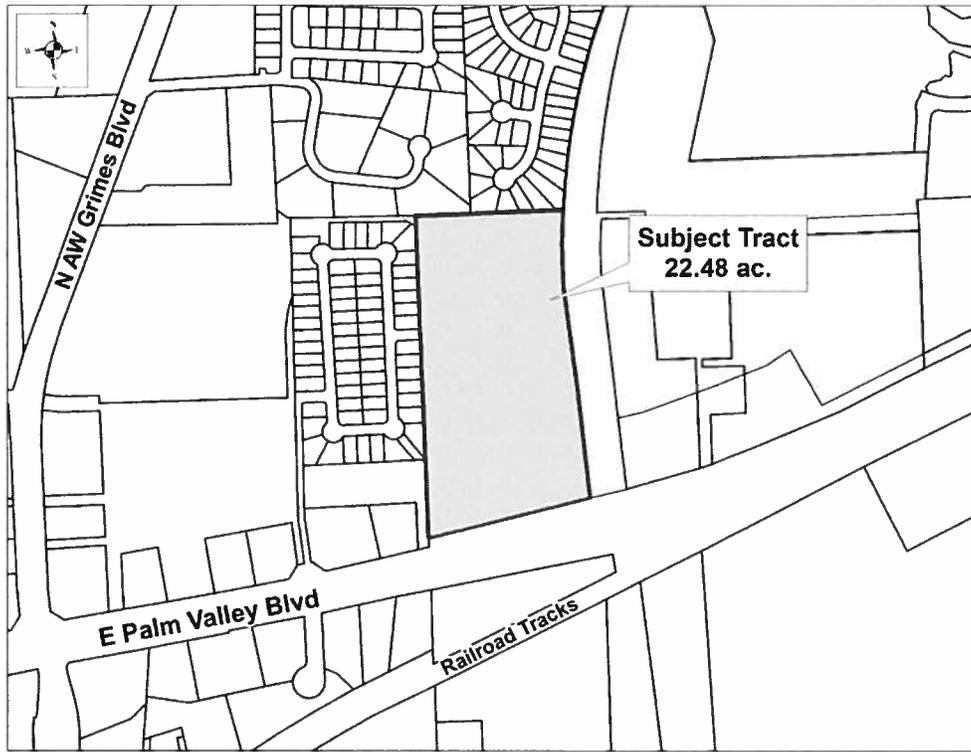


**Palm Valley Crossing
CONCEPT PLAN CP1803-001**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Concept Plan approval to subdivide 1 lot into 3 separate lots

ZONING AT TIME OF APPLICATION: SF-2 (Single Family Standard Lot) and C1-a (General Commercial - Limited)

DESCRIPTION: 22.48 acres out of the P.A. Holder Survey, Abstract 297

CURRENT USE OF PROPERTY: Undeveloped Commercial/Residential Lot

GENERAL PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

North: Single-Family Residential – ETJ (Chandler Creek MUD)

South: Undeveloped Commercial Lot – Zoned C-1 (General Commercial)

East: Former MOKAN Rail Right-of-Way (Now owned by TxDOT) – (Not Zoned)

West: Commercial Center/Single-Family Residential – Zoned PUD 103 (Commercial/Residential)

PROPOSED LAND USE:

PROPOSED LOTS BY TYPE	NUMBER OF LOTS	ACREAGE
Residential – Single Unit/Commercial:	1	20.68
Residential – Multi Unit:	0	0
Office:	0	0
Commercial:	2	1.80
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland	0	0
Other	3	22.48

TOTALS:

Owner:
Church of Christ of Round Rock
1200 N. Georgetown St.
Round Rock, TX 78664

Agent:
Waeltz & Prete, Inc.
Antonio A. Prete
3000 Joe Dimaggio Blvd. #72
Round Rock, TX 78665

**Palm Valley Crossing
CONCEPT PLAN CP1803-001**

HISTORY: The front portion (8.5-acres) of the 22.48-acre subject property was recently rezoned from the SF-2 District (Single Family Standard Lot) to C1-a District (General Commercial - Limited) in March of 2018. The remaining portion of the property will remain zoned SF-2 and there are no plans for residential development at this time. The current owner intends to sell portions of the 8.5-acres for commercial development.

DATE OF REVIEW: April 4, 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 site for commercial purposes. The property is zoned C1-a and allows commercial land uses such as offices, hotels, retail, restaurants, trade schools and small animal grooming facilities by right.

Traffic, Access and Roads:

The site 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 will be provided by the City of Round Rock. The property 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.

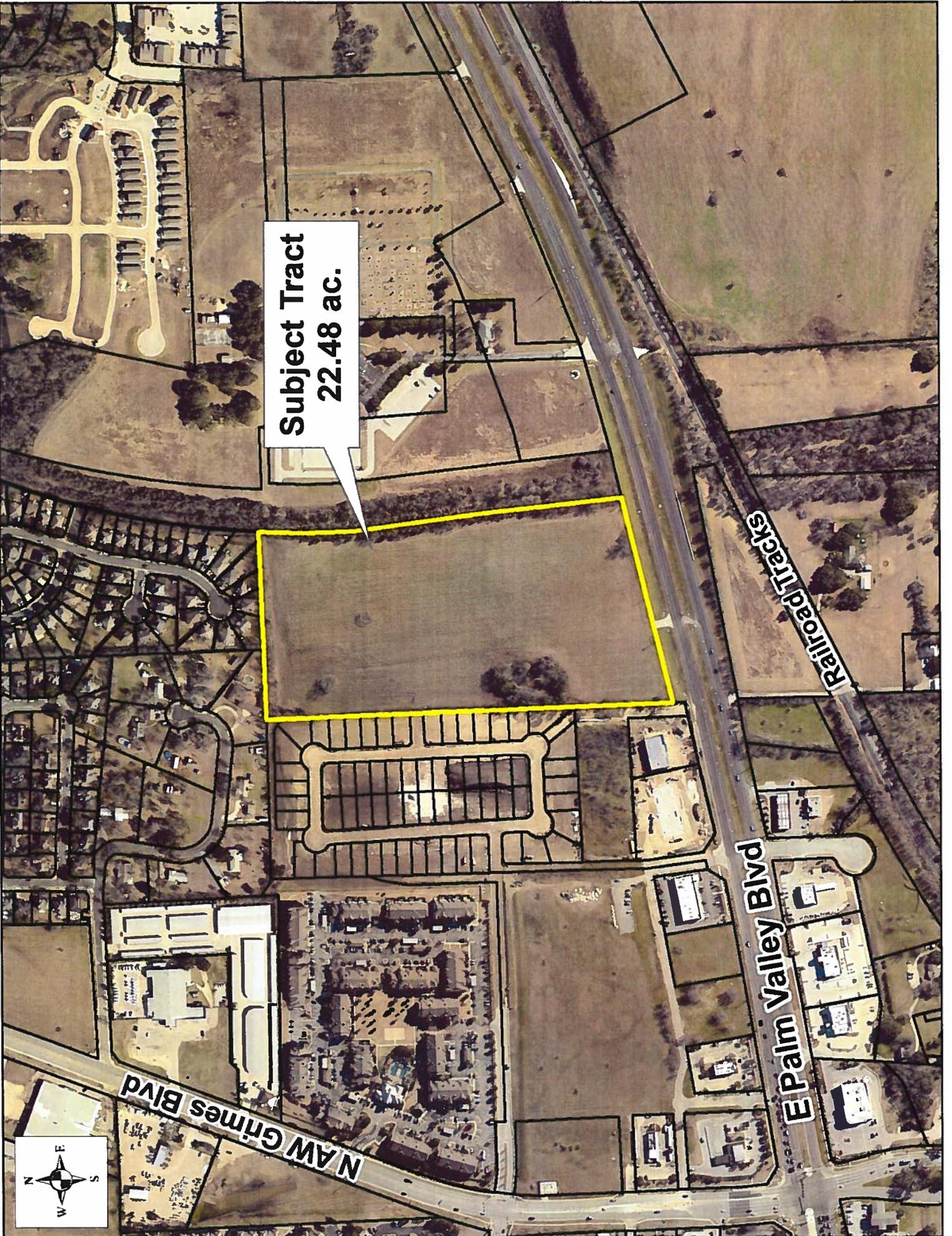
Drainage:

The property 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 existing box culvert under E. Palm Valley Boulevard. Therefore, the upper watershed will be providing on-site detention, while the remainder of the watershed will participate in the Regional Storm Water Management Program.

RECOMMENDED MOTION:

Staff recommends approval with the following condition:

1. Extend the shown cross access easement to the west property line of Block A, Lot 1 with the preliminary/final plat submittal.



**Subject Tract
22.48 ac.**

Railroad Tracks

E Palm Valley Blvd

NAW Gimes Blvd



K:\CAD\073-005 2300 HWY 79 Retail Center\3-CAD\PLANS\Concept Plan\073-005 Palm Valley Crossing_Concept Plan.dwg, 3/20/2018 3:05:21 PM, 1:2, W-P Inc., JRW

CONCEPT PLAN OF: PALM VALLEY CROSSING

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

ACREAGE: 22.482 ACRES

PATENT SURVEY: P. A. HOLDER SURVEY, ABSTRACT 297

NUMBER OF BLOCKS: 1

ACREAGE BY LOT TYPE: 22.482- DEVELOPMENT

NUMBER OF LOTS BY TYPE: 3 - DEVELOPMENT

LINEAR FEET OF NEW STREETS: 0

SUBMITTAL DATE: MARCH 6, 2018

DATE OF PLANNING AND ZONING COMMISSION REVIEW: APRIL 4, 2018

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

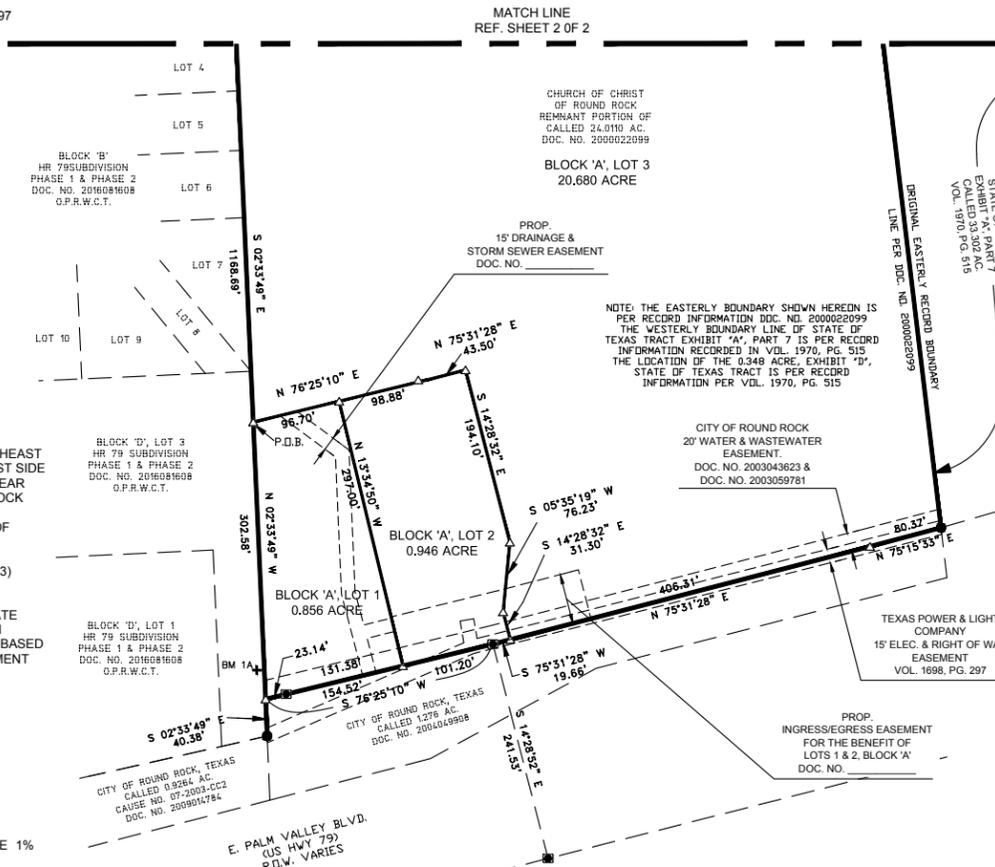
SURVEYOR: SHANE SHAFER, RPLS #5281
DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TEXAS 78628

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 DIVEWAY/ROADWAY, NEAR SOUTHWEST CORNER OF ROUND ROCK CHURCH OF CHRIST TRACT, BEING APPROXIMATELY 100 FEET NORTH OF US 79 (E. PALM VALLEY BLVD.)

BEARING BASIS: VERTICAL DATUM: NAVD 88 (GEOID03)

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 ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
 - NO PORTION OF THIS TRACT IS ENCLOSED 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.
 - BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED.
 - SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
 - 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.
 - NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.



MATCH LINE
REF. SHEET 2 OF 2

CHURCH OF CHRIST OF ROUND ROCK
REMNANT PORTION OF
CALLED 24,910 AC.
DOC. NO. 2000022099

BLOCK 'A', LOT 3
20.680 ACRE

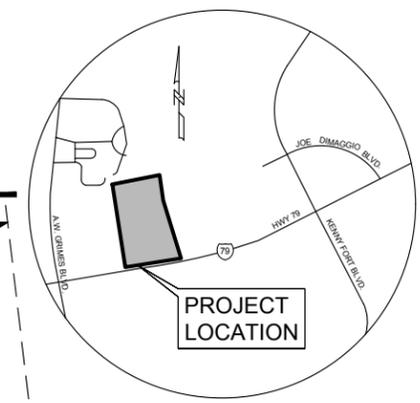
NOTE: THE EASTERLY BOUNDARY SHOWN HEREDIN IS PER RECORD INFORMATION DOC. NO. 2000022099 THE WESTERLY BOUNDARY LINE OF STATE OF TEXAS TRACT EXHIBIT 'A', PART 7 IS PER RECORD INFORMATION RECORDED IN VOL. 1970, PG. 515 THE LOCATION OF THE 0.348 ACRE, EXHIBIT 'D', STATE OF TEXAS TRACT IS PER RECORD INFORMATION PER VOL. 1970, PG. 515

CITY OF ROUND ROCK
20' WATER & WASTEWATER
EASEMENT.
DOC. NO. 2003043623 &
DOC. NO. 2003059781

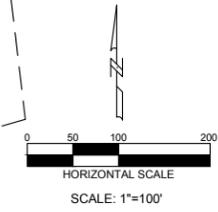
TEXAS POWER & LIGHT
COMPANY
15' ELEC. & RIGHT OF WAY
EASEMENT
VOL. 1698, PG. 297

LEGEND

- 1/2" IRON ROD SET
- CORR 1/2" IRON ROD FOUND
- CORR IRON ROD FOUND WITH ALUMINUM CAP STAMPED "C.O.R.R."
- ⊗ CONCRETE MONUMENT FOUND
- ⊗ X CUT FOUND IN CONCRETE
- △ CALCULATED POINT
- △ POINT OF BEGINNING
- ⊕ RIGHT-OF-WAY BENCHMARK
- ⊕ BENCHMARK BENCHMARK 1A
- R.O.W. LINE
- PROPERTY BOUNDARY
- RIGHT-OF-WAY TIE LINE
- EASEMENT AND BUILDING SETBACK LINE
- 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



LOCATION MAP
N.T.S.



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

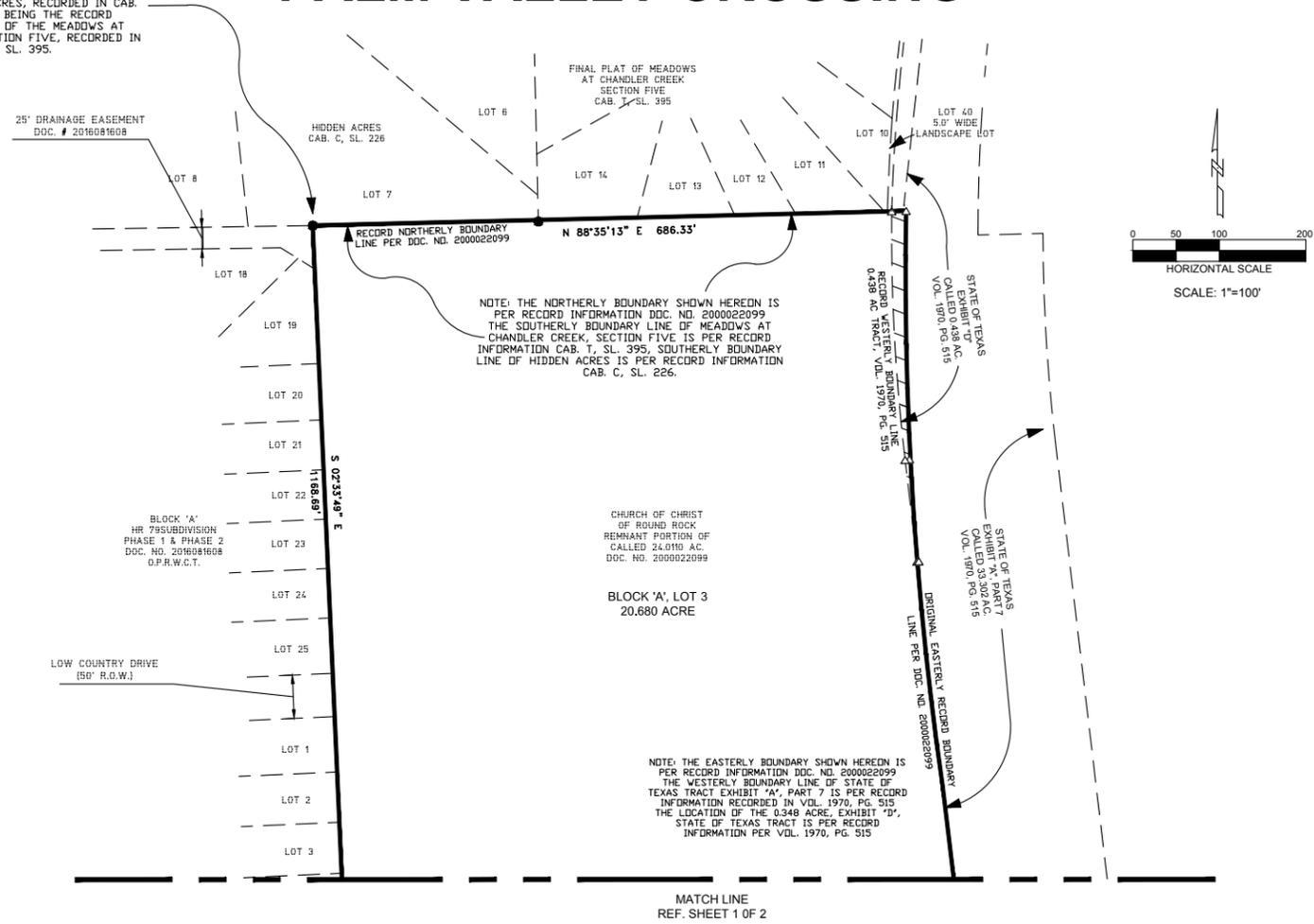
SURVEYOR:
DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100
FIRM REGISTRATION NO. 10006900

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

CORR PROJECT NO.:
CP1803-001

CONCEPT PLAN OF: PALM VALLEY CROSSING

IRON ROD FOUND 18' 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.



NOTE: THE NORTHERLY BOUNDARY SHOWN HEREON IS PER RECORD INFORMATION DOC. NO. 2000022099 THE SOUTHERLY BOUNDARY LINE OF MEADOWS AT CHANDLER CREEK, SECTION FIVE IS PER RECORD INFORMATION CAB. T, SL. 395, SOUTHERLY BOUNDARY LINE OF HIDDEN ACRES IS PER RECORD INFORMATION CAB. C, SL. 226.

CHURCH OF CHRIST REMNANT PORTION OF CALLED 24.010 AC. DOC. NO. 2000022099

BLOCK 'A', LOT 3 20.680 ACRE

NOTE: THE EASTERLY BOUNDARY SHOWN HEREON IS PER RECORD INFORMATION DOC. NO. 2000022099 THE WESTERLY BOUNDARY LINE OF STATE OF TEXAS TRACT EXHIBIT 'A', PART 7 IS PER RECORD INFORMATION RECORDED IN VOL. 1970, PG. 515 THE LOCATION OF THE 0.498 ACRE, EXHIBIT 'D', STATE OF TEXAS TRACT IS PER RECORD INFORMATION PER VOL. 1970, PG. 515

LEGEND

- | | | | |
|----------|---|--------------|--|
| ○ | 1/2" IRON ROD SET | --- | R.O.W. LINE |
| ● | 1/2" IRON ROD FOUND | --- | PROPERTY BOUNDARY |
| ● CORR | IRON ROD FOUND WITH ALUMINUM CAP STAMPED "C.O.R.R." | --- | RIGHT-OF-WAY TIE LINE |
| ⊠ | CONCRETE MONUMENT FOUND | --- | EASEMENT AND BUILDING SETBACK LINE |
| ⊗ | X CUT FOUND IN CONCRETE | | |
| △ | CALCULATED POINT | O.R.W.C.T. | OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS |
| △ P.O.B. | POINT OF BEGINNING | 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 | BENCHMARK | | |
| ⊕ BM 1A | BENCHMARK 1A | | |

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

CORR PROJECT NO.:
CP1803-001