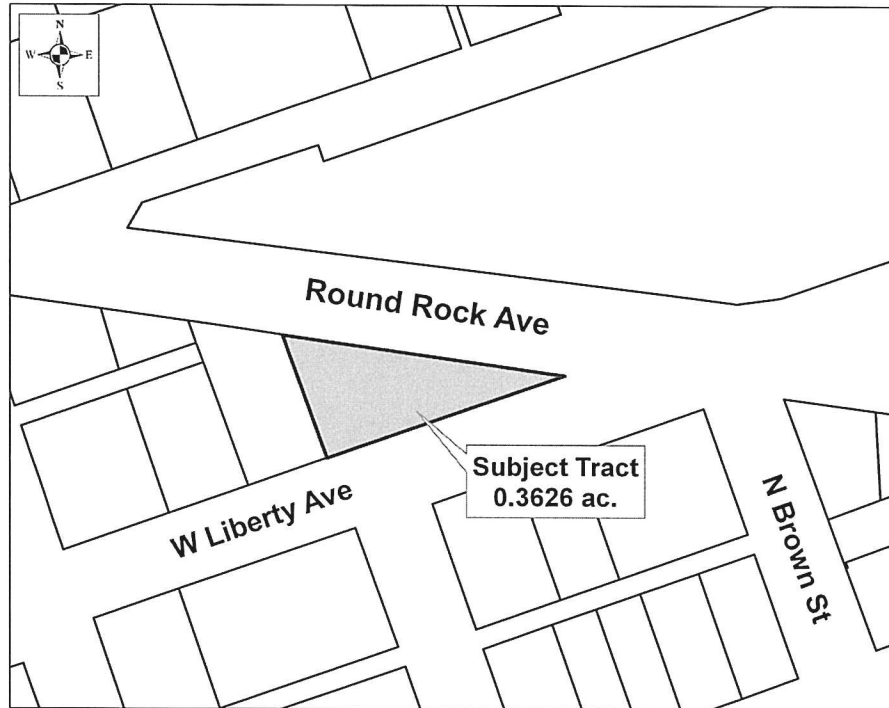


**Round Rock Original Plat - A Replat of Lots 1-4, Block 31
FINAL PLAT FP1304-002**



CASE PLANNER: Steve Hopkins

REQUEST: Approval of Round Rock Original Plat - A Replat of Lots 1-4, Block 31

ZONING AT TIME OF APPLICATION: MU-1a (Mixed-Use Southwest Downtown)

CURRENT USE OF PROPERTY: Restaurant (Golden Chick) and office

GENERAL PLAN LAND USE DESIGNATION: Downtown Mixed Use designation

ADJACENT LAND USE:

North: Round Rock Ave.

South: Liberty Ave.

East: Round Rock Ave.

West: MU-1a (Mixed-Use Southwest Downtown) zone; Residence converted to a professional office.

PROPOSED LAND USE: Office, restaurant

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0.00
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	2	0.36
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.00
Other:	0	0.00
TOTALS:	2	0.36

Owner:
WGG Interests, Inc.
Mr. Bill Glendening
404 W. Liberty Ave
Round Rock, TX 78664

Agent
Landmark CES, PLLC
Mr. Javier Barajas, P.E.
3707 E Hwy 290 West
Dripping Springs, TX 78620

**Round Rock Original Plat – A Replat of Lots 1-4, Block 31
FINAL PLAT FP1304-002**

HISTORY: This is a replat of Lots 1-4, Block 31 of the Round Rock Original Plat.

DATE OF REVIEW: May 15, 2013

DESCRIPTION: Lots 1-4, Block 31 of the Round Rock Original Plat.

LOCATION: Generally located southwest of the intersection Round Rock Ave. and W. Liberty Ave.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: This is a replat of the City of Round Rock Original plat. This site is zoned MU-1a (Mixed-Use Southwest Downtown) and is designated Downtown Mixed Use by the 2020 General Plan. The purpose of this replat is to accommodate a new office building and the existing restaurant on separate lots. The existing office will be demolished. Existing Lots 1, 2, 3 and a portion of Lot 4 will be combined to create a new Lot 2, containing 0.2616 acre. This will accommodate the existing restaurant. The remainder of Lot 4 will be replatted as the new Lot 1, containing 0.101 acre. Lot 1 will contain the new office building.

The existing buildings on the subject property do not meet the setbacks of the MU-1a zone and are considered nonconforming. All new construction must comply with the applicable setbacks. The plat includes a note to this effect (Note #7).

Traffic, Access and Roads: A TIA is not required because the new office building will generate less than 100 peak hour trips. Each lot meets the minimum lot size (3,000sf) and width (24ft) requirements of the MU-1a zone.

Water and Wastewater Service: The existing water and wastewater lines in Liberty Ave. will be replaced by the city with a 12" water and 8" wastewater line. Each lot will connect to these lines with a new 4" water service line. Both lots will connect with a new, shared 6" wastewater service line.

Drainage: Drainage will be directed into the public storm system in Liberty Ave. The site does not receive any flow from Round Rock Ave.

Additional Considerations: Although the aerial photo shows otherwise, the surveyor has verified the building on the adjacent property to the west (an attorney's office) does not cross the common lot line.

Although not shown on the paper copies, the mylar has been updated with the correct landowner signature block, and all acronyms are included in the legend.

A technical conflict exists between the Subdivision Ordinance requirement that a lot's street frontage be fifty-feet in length and the Zoning Ordinance allowing for lot widths as little as 24-feet wide in the MU-1a zoning district. The proposed plat meets the intent of both Ordinances since it meets the lot width requirement of the MU-1a district and provides adequate access.

RECOMMENDED MOTION: Staff recommends approval.



Round Rock Ave

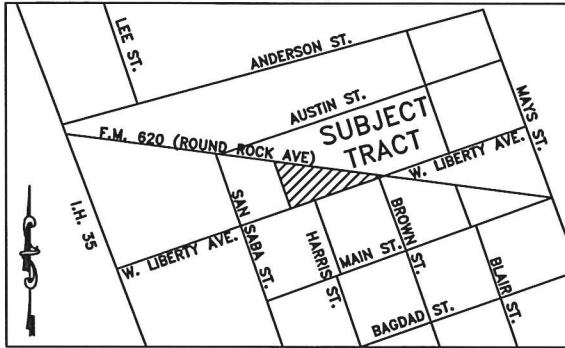
W Liberty Ave

N Brown St

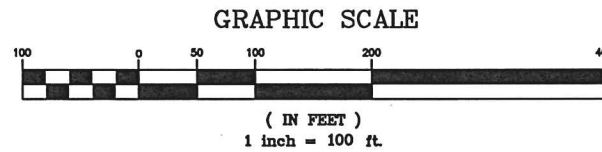
**Subject Tract
0.3626 ac.**



SITE MAP
NOT TO SCALE



REPLAT OF:
LOTS 1, 2, 3 AND 4, BLOCK 31, THE ORIGINAL CITY OF ROUND ROCK SUBDIVISION



OWNERS: W G G INTERESTS INC.
404 WEST MAIN STREET
Round Rock, Texas 78664
ACREAGE: DEVELOPMENT (0.3626 ACRES)
PATENT SURVEY: WILEY HARRIS SURVEY ABSTRACT NO. 298
NUMBER OF BLOCKS: 1
ACREAGE BY LOT TYPE: DEVELOPMENT (0.3626 ACRES)
NUMBER OF LOTS BY TYPE: 2 DEVELOPMENT LOTS
SURVEYOR: CRICHTON AND ASSOCIATES, INC.
ENGINEER: Landmark Civil Engineering Services, PLLC
LINEAR FEET OF NEW STREETS: 0
SUBMITTAL DATE: APRIL 16, 2013
DATE OF PLANNING AND ZONING COMMISSION REVIEW: MAY 15, 2013
BENCHMARK DESCRIPTION AND ELEVATION: SOUTHEAST CORNER OF LOT 1, ELEV. = 739.23
BENCHMARK USED: CITY OF ROUND ROCK GPS PNT. 01-015
NORTHING: 10162042.9828 EASTING: 3134768.3223
ELEV: 718.93
VERTICAL DATUM: NAVD 88

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That W G G INTERESTS INC, acting herein through _____, as the owner of that certain 0.3626 ACRE TRACT OF LAND OUT OF THE WILEY HARRIS SURVEY, A-298, BEING ALL OF LOTS 1-4, BLOCK 31, THE ORIGINAL CITY OF ROUND ROCK, A SUBDIVISION RECORDED IN CAB. A, SLIDE 190, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, BEING THE SAME TRACTS OF LAND DESCRIBED BY DEEDS RECORDED IN DOC. NO. 9602409, OFFICIAL PUBLIC RECORDS, AND IN VOL. 1912, PG. 341, DEED RECORDS WILLIAMSON COUNTY, TEXAS, do hereby dedicate to the public forever use of the streets, alleys, easements and all other lands intended for public dedication as shown hereon to be known as REPLAT OF LOTS 1, 2, 3 AND 4, BLOCK 31, THE ORIGINAL CITY OF ROUND ROCK subdivision.

W G G INTERESTS INC,

BILL GLENDENING, CHIEF EXECUTIVE DATED: _____
404 WEST LIBERTY AVENUE
Round Rock, Texas 78664

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the _____ day of _____, 20____, by, BILL GLENDENING, as CHIEF EXECUTIVE OF W G G INTERESTS INC., on behalf of said W G G INTEREST INC.,

Notary Public, State of Texas
Printed Name: _____
My Commission Expires: _____

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That First State Bank the Lien Holder of that certain tract of land recorded in Document Number 2004011030, of the Official Records of Williamson County, Texas do hereby consent to the subdivision of that certain tract of land situated in the City of Round Rock, Williamson County, Texas, and do further hereby join, approve, and consent to the dedication to the public forever use of the streets, alleys, easements and all other lands intended for public dedication as shown hereon.

First State Bank
500 Round Rock Avenue
Round Rock, Texas 78664
By: _____

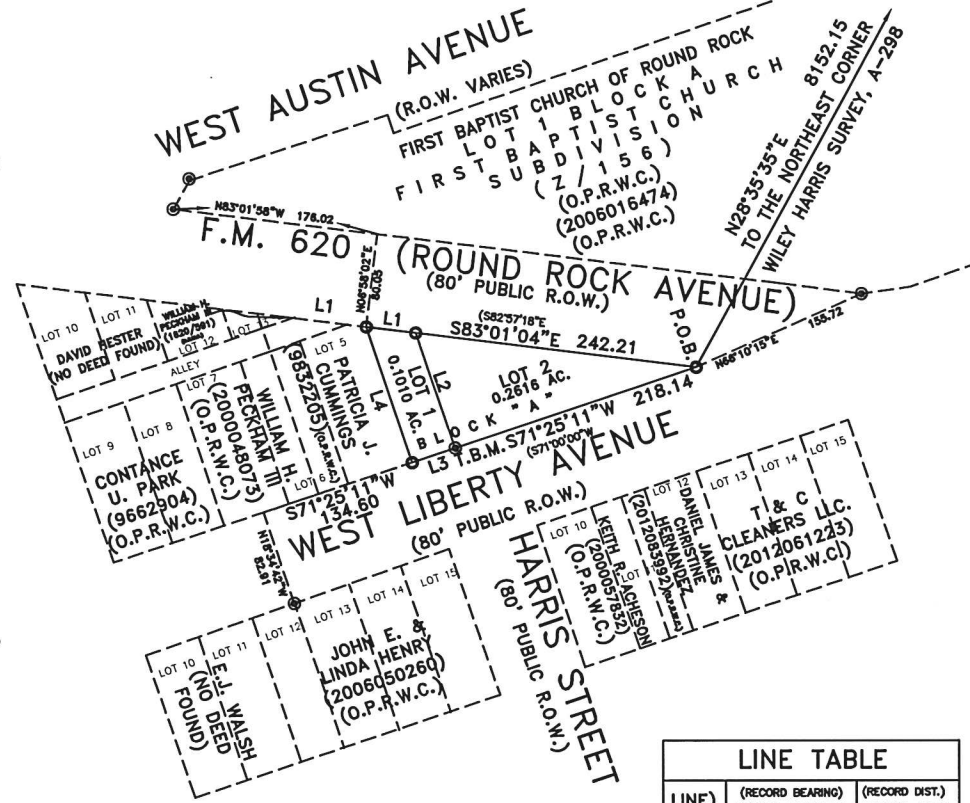
[Typed Name]

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the _____ day of _____, 20____, by _____, Notary Public, State of Texas
Printed Name: _____
My Commission Expires: _____

PLAT NOTES

- No portion of this tract is encroached by any special flood hazard areas inundated by the 1% Annual Flood as identified by the U.S. Federal Emergency Management Agency boundary map (Flood Insurance Rate Map) community panel number 48491C 0495 E, effective date SEPT. 26, 2008, for Williamson County, Texas.
- NO PORTION OF THIS TRACT IS ENCRONCHED BY THE ULTIMATE 1 % ANNUAL CHANCE FLOODPLAIN.
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES CITY OF ROUND ROCK, 2010 EDITION, AS AMENDED.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CITY OF ROUND ROCK ORDINANCES, 2010 EDITION, AS AMENDED, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENT SHOWN HEREON.
- A TEN FOOT (10') P.U.E. AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LINE LOT SHOWN HEREON.
- AT THE TIME OF RECORDATION, THE EXISTING BUILDINGS ARE NONCONFORMING AND SHALL COMPLY WITH THE NONCONFORMING BUILDINGS AND STRUCTURES REQUIREMENTS IN CHAPTER 46, ZONING, CITY OF ROUND ROCK CODE OF ORDINANCES (2010 EDITION), AS AMENDED



LINE TABLE		
LINE	(RECORD BEARING) FOUND BEARING	(RECORD DIST.) FOUND DIST.
L1)	S83°01'04"E	42.62
L2)	S18°46'48"E	104.51
L3)	S71°25'11"W	38.99
L4)	N18°29'54"W	122.90

LEGAL DESCRIPTION

FIELD NOTES FOR A 0.3626 ACRE TRACT OF LAND OUT OF THE WILEY HARRIS SURVEY, A-298, BEING ALL OF LOTS 1-4, BLOCK 31, THE ORIGINAL CITY OF ROUND ROCK, A SUBDIVISION RECORDED IN CAB. A, SLIDE 190, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, BEING THE SAME TRACTS OF LAND DESCRIBED BY DEEDS RECORDED IN DOC. NO. 9602409, OFFICIAL PUBLIC RECORDS, AND IN VOL. 1912, PG. 341, DEED RECORDS WILLIAMSON COUNTY, TEXAS, BEING THE SAME TRACT DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:

BEGINNING at a 1/2" Iron rod set for the intersection of the South R.O.W. line of F.M. 620, also known as Round Rock Avenue, and the North R.O.W. line of West Liberty Avenue, for the Northeast corner of this tract.

THENCE S71°25'11"W along the common R.O.W. line of West Liberty Avenue, and this tract, a distance of 257.13 feet to a 1/2" Iron rod set on the said common R.O.W. line for the Southeast corner of lot 5, block 31, of the said City of Round Rock Subdivision, for the Southwest corner of this tract.

THENCE N18°29'54"W along the common line of the said lot 5, and this tract, a distance of 122.90 feet to a 1/2" Iron rod set in the South R.O.W. line of F.M. 620, also known as Round Rock Avenue, at the Northeast corner of the said lot 5, for the Northwest corner of this tract.

THENCE S83°01'04"E along the common R.O.W. line of F.M. 620, also known as Round Rock Avenue, and this tract, a distance of 284.83 feet to the POINT OF BEGINNING and containing 0.3626 acres of land, more or less.

SURVEYOR'S CERTIFICATE:

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, HERMAN CRICHTON, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with Chapter 36, Subdivisions, Code of Ordinances, City of Round Rock, 2010 Edition as amended. I also certify the property boundary closes as per minimum standards set forth by the Texas Board of Professional Land Surveying Code, as amended; Specifically Sections 653.13 - 653.23 which include provisions requiring 1:10,000 ± 0.10 feet precision for monuments found or set within the corporate limits of any city in the state.

HERMAN CRICHTON, RPLS NO. 4046 DATE: APRIL 30, 2013
CRICHTON AND ASSOCIATES
6448 E. HIGHWAY 290, SUITE B-105
AUSTIN, TEXAS 78723
(512) 244-3395



ENGINEER'S CERTIFICATE:

That I, JAVIER BARAJAS, P.E. do hereby certify that the information contained on this plat complies with Chapter 36, Subdivisions, Code of Ordinances, City of Round Rock, 2010 Edition as amended, and the Design and Construction Standards adopted by the City of Round Rock, Texas

Javier Barajas, P.E.
Landmark Civil Engineering Services, PLLC
7813 Callbraam Lane
Austin, Texas 78736
(512) 913-5080, phone
(512) 628-3528, fax



CITY OF ROUND ROCK CERTIFICATE:

APPROVED THIS _____ DAY OF _____, 2013, BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF ROUND ROCK, TEXAS, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

AL KOSIK, CHAIRMAN

STATE OF TEXAS
COUNTY OF WILLIAMSON

That I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D., 20____, AT _____ O'CLOCK, _____ M. AND DULY RECORDED ON THE _____ DAY OF _____, A.D., 20____, AT _____ O'CLOCK _____ M., IN THE PLAT RECORDS OF SAID COUNTY, IN DOC. NO. _____.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

DEPUTY

REPLAT OF:
LOTS 1, 2, 3 AND 4, BLOCK 31,
THE ORIGINAL CITY OF ROUND ROCK SUBDIVISION

DATE: APRIL 30, 2013	JOB NO. 13_119
SCALE: 1" = 100'	CASE NO.

LEGEND
● 1/2" IRON PIN FOUND
○ 1/2" IRON PIN SET
() RECORD INFORMATION
P.O.B. POINT OF BEGINNING