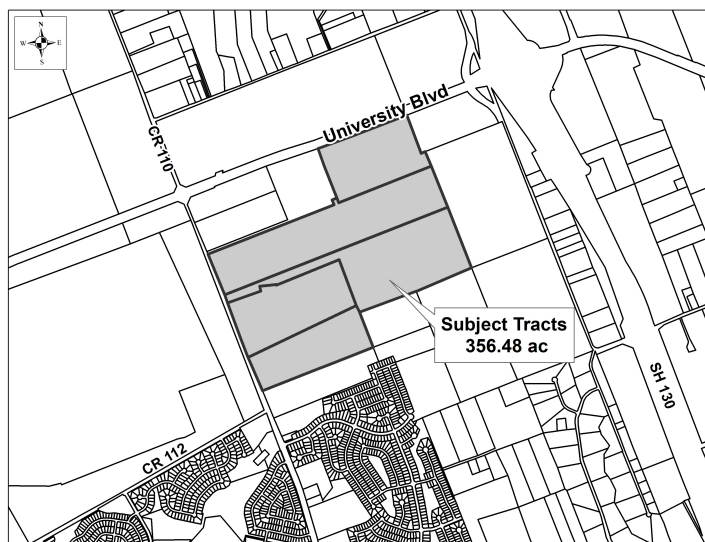


Salerno Preliminary Plat PRELIM PLAT PP1910-002



CASE PLANNER: CAITLYN REEVES

REQUEST: Preliminary Plat approval

ZONING AT TIME OF APPLICATION: SF-3 (Single Family-Mixed Lot) and C-1a (General Commercial - Limited)

DESCRIPTION: 356.48 acres out of the H. Millard Survey, Abstract No. 452.

CURRENT USE OF PROPERTY: Rural Residential

GENERAL PLAN LAND USE DESIGNATION: Residential and Commercial

ADJACENT LAND USE:

North: University Boulevard Right-of-Way (unzoned).

South: Sienna Subdivision - Unzoned ETJ

East: Rural residential -Unzoned ETJ

West: CR110 Right-of-Way (Unzoned) & Commercial - Unzoned ETJ.

PROPOSED LAND USE: Single Family Residential and Medium Density Commercial

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	1189	208.84
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	9	10.93
Industrial:	0	0
Open/Common Space:	28	44.94
ROW:	0	76.94
Parkland:	0	0
Other:	27	14.83
TOTALS:	1254	356.48

Owner:
Michael and Nancy Ohlendorf
1845 FM 1977
Martindale, TX 78665

Agent:
Carlson, Brigrance & Doering, Inc.
Geoff Guerrero
5501 W. William Cannon Drive
Austin, TX 78749

Salerno Preliminary Plat PRELIM PLAT PP1910-002

HISTORY: The Planning and Zoning Commission approved the Concept Plan (CP1902-001) for this 356.48-acre tract on May 15, 2019. The tract was annexed into the City on June 27, 2019 and zoned SF-3 (Single Family – Mixed Lot) and C-1a (General Commercial – Limited). Additionally, on June 27, 2019, a General Plan amendment (GP1903-001) was approved by City Council to allow for the commercial land use designation along University Boulevard.

DATE OF REVIEW: December 4, 2019

LOCATION: Southwest of the intersection of University Boulevard and SH-130 and east of CR 110.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designates the tract for both residential and commercial uses. There are two zoning districts within this subdivision. The commercial lots account for 10.93 acres along University Boulevard and are zoned C-1a (General Commercial-Limited). The C-1a district allows for medium intensity commercial uses such as fuel sales, office, restaurants/bars, and retail sales and services. The C-1a has orientation requirements for buildings facing a public street along with articulation and elevation variation standards.

The remaining portion of the subject tract is zoned SF-3 (Single Family-Mixed Lot). The SF-3 zoning district provides for three types of single-family lots: estate lots of at least 10,000 square feet with a minimum lot width of 70' by 110' deep; standard lots with at least 6,500 square feet with a minimum lot width of 50'; and small lots of at least 5,000 square feet with a minimum lot width of 40'. The SF-3 district requires a mix of the three lot types: estate lots shall comprise at minimum 40% of the total number of lots; standard lots a minimum of 30%; and small lots a minimum of 30%. A subdivision may contain a different lot mix such as fewer estate lots and more small lots than outlined above if it has a connectivity index of 1.4 or greater and includes additional design features.

This preliminary plat includes 1189 single family lots, 160 estate lots (13.46%), 505 standard lots (42.47%), and 524 small lots (44.07%) with a connectivity index of 1.51. This subdivision will also include enhanced design features such as arterial and collector road landscaping, enhanced detention facilities and bridge/culvert design, usable open spaces, or natural stone or brick subdivision walls.

Compliance with the Concept Plan: As shown, this Preliminary Plat is in compliance with the approved Concept Plan (CP1902-001).

Traffic, Access and Roads: A Traffic Impact Analysis (TIA) was approved on October 22, 2019. The subdivision has two major access points, one at the University Boulevard intersection with a north-south roadway (Salerno Estates) and another at the CR110 intersection with an east-west roadway (Avery-Nelson Parkway). These access points require the applicant to construct right and left turn storage lanes, deceleration lanes, provide pro-rata payment for two future signals, and construct two lanes of the CR112 extension (Avery-Nelson Parkway).

Water and Wastewater Service: Water service will be provided by Jonah Special Utility District (SUD). Two connections to existing Jonah SUD water mains will be made: the first connection along University Boulevard with a 16-inch waterline and, the second, at the northwest corner of the property along CR110 with a 12-inch waterline. Wastewater service will be provided by the City of Round Rock. The applicant intends to extend an 18-inch wastewater line to the subdivision from the main located on CR110.

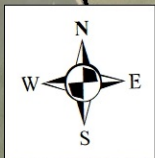
**Salerno Preliminary Plat
PRELIM PLAT PP1910-002**

Drainage and Flood: A flood study (FLOOD1903-0003) was required for the proposed development and is currently pending revisions. A revision is required due to recently constructed improvements by Williamson County to storm drainage infrastructure on CR110. This directly impacts the routing and flows of flood waters. Staff will review a more detailed drainage plan prior to subdivision improvements.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Provide a revised Utility Schematic to include offsite wastewater improvements necessary to serve the subdivision prior to submittal of first Final Plat.
2. Provide approved flood study incorporating the roadway and storm drainage improvements along CR110 and make any necessary adjustments prior to submittal of first Final Plat.
3. Verify lot acreages in the acreage summary table to reflect correct acreages.
4. Prior to recordation of the first Final Plat, offsite improvements must be constructed and accepted, or a subdivision improvement permit issued with acceptable fiscal posted at 110% of total costs.



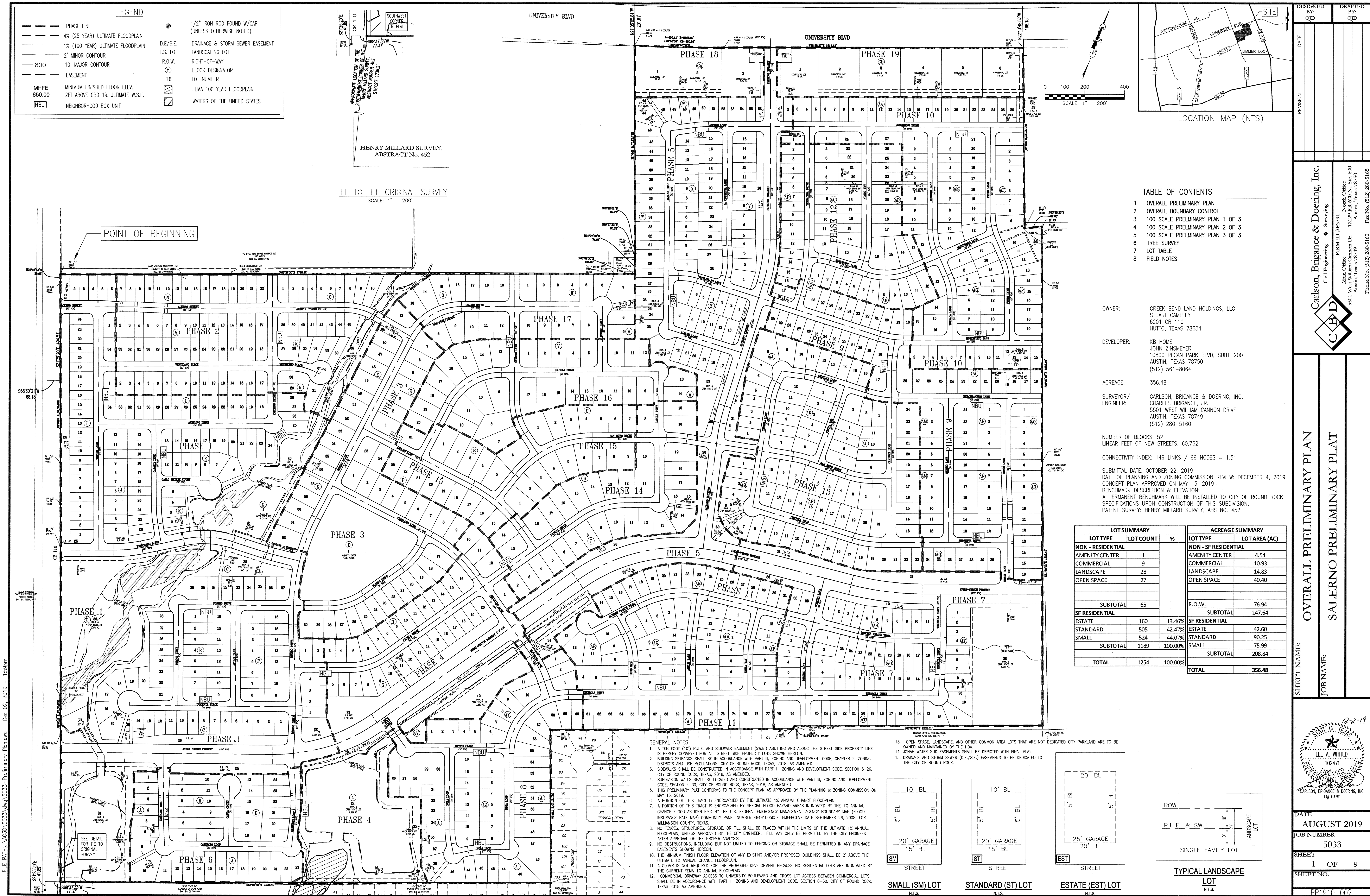
CR 110

University Blvd

CR 112

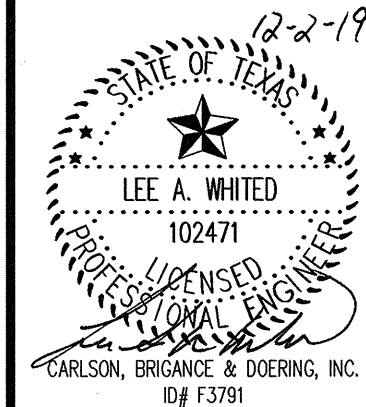
SH 130

**Subject Tracts
356.48 ac**



SHEET NAME: OVERALL PRELIMINARY PLAN

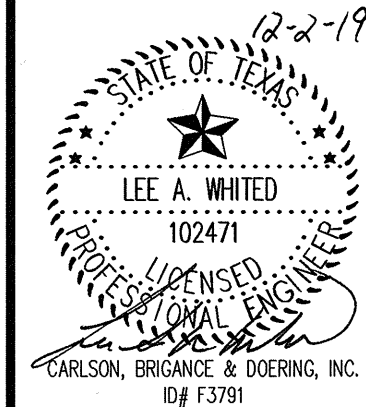
SHEET NO. 1 OF 8



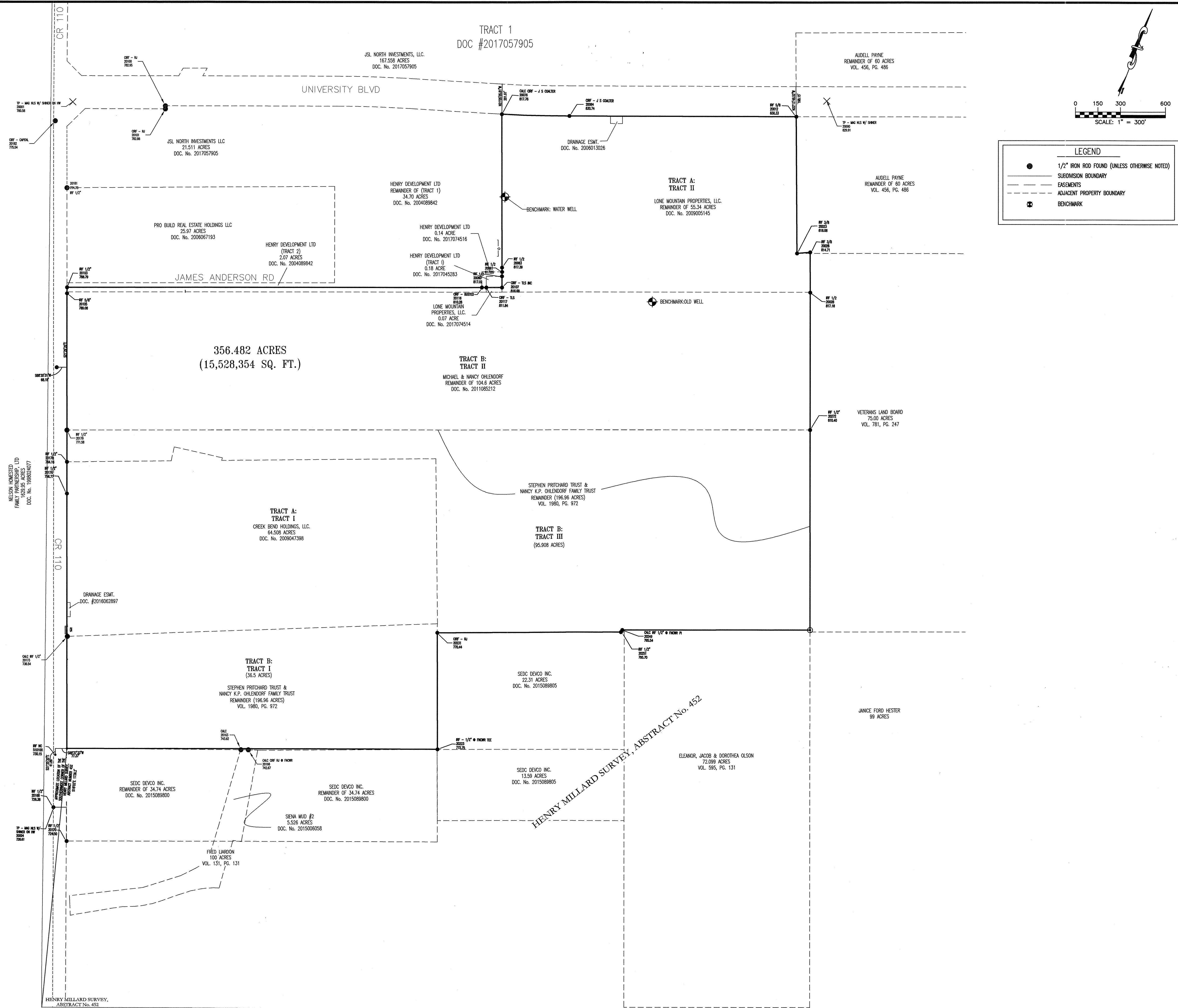
DATE: AUGUST 2019
JOB NUMBER: 5033
SHEET: 1 OF 8
SHEET NO. PP1910-002

JOB NAME: SALERNO PRELIMINARY PLAT

SHEET NAME: OVERALL PRELIMINARY PLAN



DATE: AUGUST 2019
JOB NUMBER: 5033
SHEET: 1 OF 8
SHEET NO. PP1910-002



DESIGNED BY: QJD	DRAFTED BY: QJD
DATE	
REVISION	
SHEET NAME: OVERALL BOUNDARY CONTROL	
JOB NAME: SALERNO PRELIMINARY PLAT	
SHEET NO. 2 OF 8	
DATE: AUGUST 2019	
JOB NUMBER: 5033	
SHEET NO. 2 OF 8	
SHEET NO.	
PP1910-002	

Carlson, Brigrance & Doering, Inc.

Civil Engineering • Surveying

FIRM ID #F3791

Main Office: 550 West William Cannon Dr., Austin, Texas 78750

North Office: 12120 Rd 620 N., Austin, Texas 78750

Phone No. (512) 280-5160 Fax No. (512) 280-5165

STATE OF TEXAS

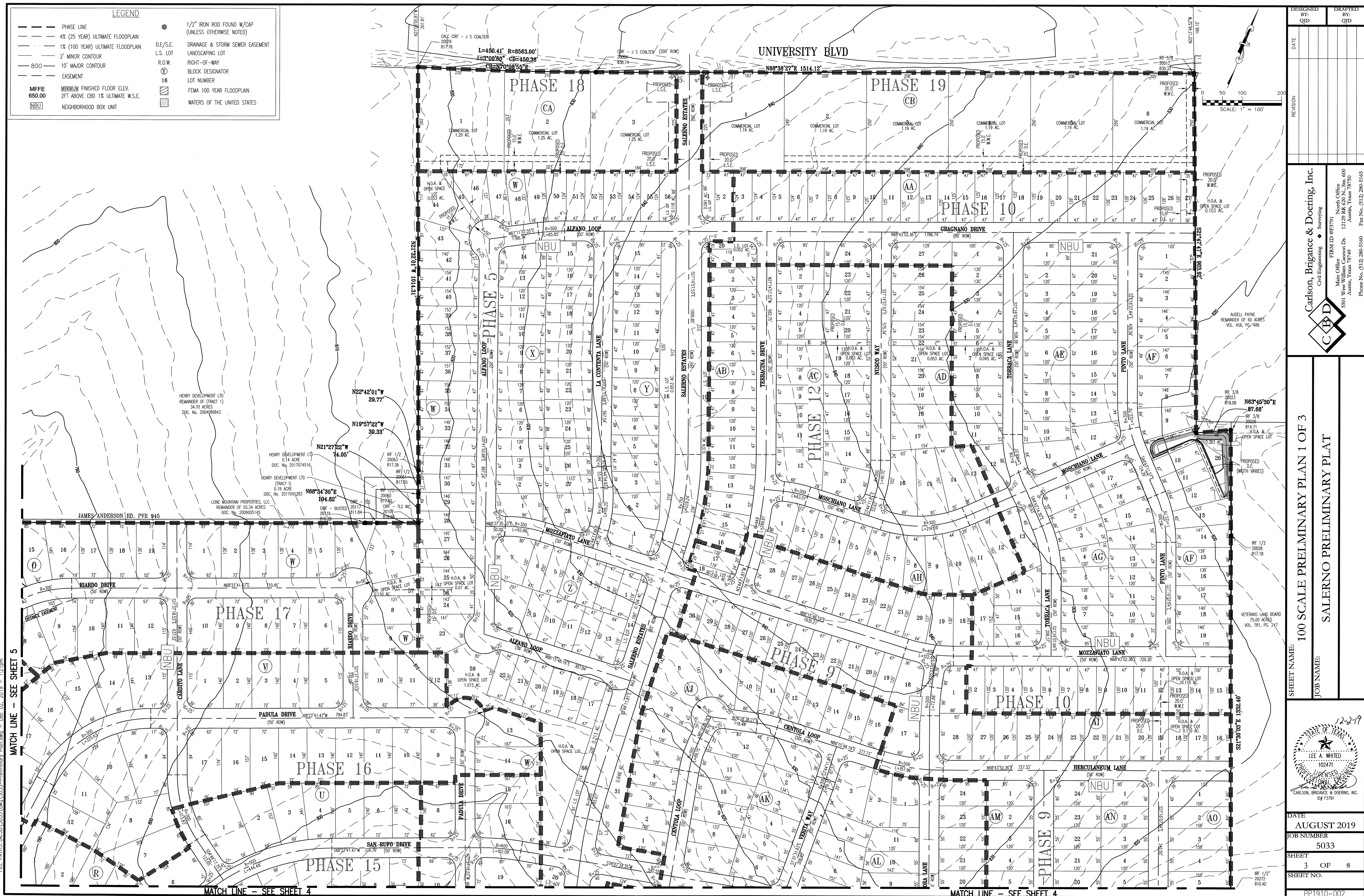
LEE A. WHITE

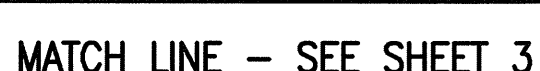
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LICENSED SURVEYOR

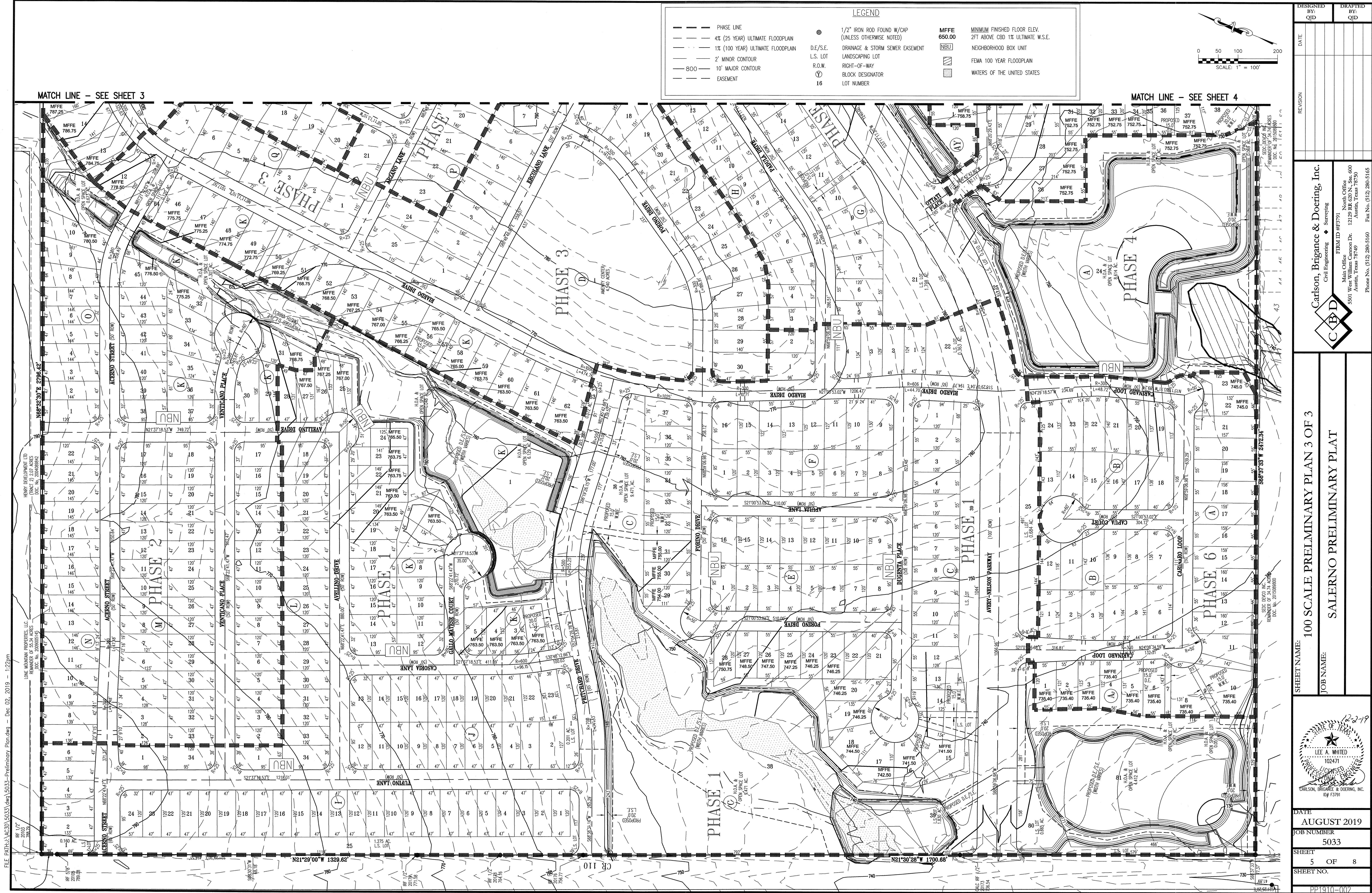
CARLSON, BRIGRANCE & DOERING, INC.

IDA F3791





DESIGNED BY: QJD	DRAFTED BY: QJD
DATE	
REVISION	
Carlson, Brigrance & Doering, Inc. Civil Engineering ♦ Surveying C B D FIRM ID #B7391 Main Office North Office 5501 West William Causson Dr. 12129 RR 620 N., Ste. 600 Austin, Texas 78750 Austin, Texas 78750 Phone No. (512) 280-5160 Fax No. (512) 280-5165 100 SCALE PRELIMINARY PLAN 2 OF 3 SALERNO PRELIMINARY PLAT	
SHEET NAME: JOB NAME:	
DATE	AUGUST 2019
JOB NUMBER	5033
SHEET	4 OF 8
SHEET NO.	
BB1910-002	



DESIGNED BY: QJD	DRAFTED BY: QJD
DATE:	
REVISION:	
Carlson, Brigrance & Doering, Inc. Civil Engineering FIRM ID #9791 Main Office: North Office 1501 West William Cannon Dr. Austin, Texas 78750 Phone No. (512) 280-5160 Fax No. (512) 280-5165	
SHEET NAME: 100 SCALE PRELIMINARY PLAN 3 OF 3 JOB NAME: SALERNO PRELIMINARY PLAT	
DATE: AUGUST 2019 JOB NUMBER: 5033 SHEET: 5 OF 8 SHEET NO.: PP1910-002	



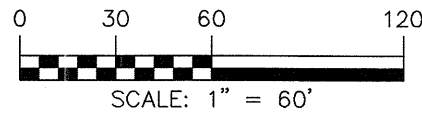
TREES ONSITE			
TREE #	TYPE	SIZE	EQUIVALENT SIZE
104287	LIVE OAK	17"	17
104288	LIVE OAK	12"/9"/6"	19.5
104289	LIVE OAK	12"	12
104290	LIVE OAK	20"	20
104291	LIVE OAK	25"	25
104292	RED OAK	8"/8"	12
104293	LIVE OAK	7"/6"/4"	12
104294	LIVE OAK	8"	8
104295	SPANISH OAK (SOUTHERN RED OAK)	8"/8"/8"/5"	18.5
104296	LIVE OAK	19"	19
104297	SPANISH OAK (SOUTHERN RED OAK)	17"	17
104298	SPANISH OAK (SOUTHERN RED OAK)	8"/6"	11
501588	LIVE OAK	14"	14
501589	LIVE OAK	11"	11

PROTECTED TREES PRESERVED		
TREE #	SIZE	EQUIVALENT SIZE
104288	12"/9"/6"	19.5
104290	20"	20
TOTAL PROTECTED TREES SAVED:		39.5

PROTECTED TREES REMOVED		
TREE #	SIZE	EQUIVALENT SIZE
104291	25"	25
TOTAL PROTECTED TREES REMOVED:		25

TOTAL PROTECTED TREES REMOVED: 25 INCHES
TOTAL PROTECTED TREES SAVED: 39.5 INCHES
CREDIT FOR PROTECTED TREES = 39.5 * 30% = 12 INCHES CREDIT*
TOTAL REQUIRED MITIGATION = 25 IN - 12 IN = 13 INCHES**

NOTE: NO MONARCH TREES ONSITE



LEGEND

- DRIP LINE OF TREE TO BE SAVED
- DRIP LINE OF TREE TO BE REMOVED

DESIGNED BY: QJD	DRAFTED BY: QJD
DATE	
REVISION	
SHEET NAME: TREE SURVEY	
JOB NAME: SALERNO PRELIMINARY PLAT	
DATE: AUGUST 2019	
JOB NUMBER: 5033	
SHEET: 6 OF 8	
SHEET NO.	
PP1910-007	

Carlson, Brigrance & Doering, Inc.

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12120 RR 620 N., Sec. 660
Austin, Texas 78750
Phone No. (512) 280-5160 Fax No. (512) 280-5165

Main Office
5501 West William Cannon Dr.
Austin, Texas 78749

FIRM ID #F3791

Civil Engineering ♦ Surveying

CBD

STATE OF TEXAS

LEE A. WHITE

102471

REGISTERED PROFESSIONAL ENGINEER

CARLSON, BRIGRANCE & DOERING, INC.

ID# F3791

11-24-19

356.482 ACRES
(15,528,354 SQ. FT.)
HENRY MILLARDSURVEY, ABSTRACT NO. 452
WILLIAMSON COUNTY TEXAS
ALTA SURVEY

356.482 ACRES
(15,528,354 SQ. FT.)
HENRY MILLARDSURVEY, ABSTRACT NO. 452
WILLIAMSON COUNTY TEXAS
ALTA SURVEY

FIELD NOTES

BEING ALL OF THAT CERTAIN 356.482 ACRE (15,528,354 SQ. FT.) TRACT OF LAND OUT OF AND PART OF THE HENRY MILLARD SURVEY, ABSTRACT NUMBER 452, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING TRACT A: TRACT I, A CALLED 64.508 ACRE TRACT OF LAND CONVEYED TO CREEK BEND LAND HOLDINGS, LLC RECORDED IN DOCUMENT NUMBER 2009047398, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), AND TRACT A: TRACT II, BEING THE REMAINDER OF A CALLED 55.34 ACRE TRACT OF LAND CONVEYED TO LONE MOUNTAIN PROPERTIES, LLC RECORDED IN DOCUMENT NUMBER 2009050445 (O.P.R.W.C.TX.) AND A CALLED 0.07 ACRE TRACT OF LAND CONVEYED TO LONE MOUNTAIN PROPERTIES, LLC RECORDED IN DOCUMENT NUMBER 2017074514 (O.P.R.W.C.TX.), AND BEING TRACT B: TRACT I AND TRACT III, THE REMAINDER OF A CALLED 196.96 ACRE TRACT OF LAND CONVEYED NANCY KAY PRITCHARD OHLENDORF, TRUSTEE OF THE STEPHEN LEE PRITCHARD FAMILY TRUST, AND NANCY KAY PRITCHARD OHLENDORF FAMILY TRUST, NANCY KAY PRITCHARD OHLENDORF, TRUSTEE, RECORDED IN VOLUME 1980, PAGE 972, DEED RECORDS, WILLIAMSON COUNTY, TEXAS (D.R.W.C.TX.), AND TRACT B: TRACT 2, BEING THE REMAINDER OF A CALLED 104.6 ACRE TRACT OF LAND CONVEYED TO MICHAEL W. OHLENDORF, NANCY K. OHLENDORF, JENNIFER L. PRITCHARD AND ANDREW S. PRITCHARD RECORDED IN DOCUMENT NUMBER 2011085212 (O.P.R.W.C.TX.), SAID 356.482 ACRE (15,528,354 SQ. FT.) TRACT OF LAND, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2" iron rod found for the northwestern corner of said remainder of a called 104.6 acre tract, being in the eastern right-of-way line of County Road 110 (R.O.W. varies), and also being the southwestern corner of that certain 2.07 acre tract of land (Tract 2) conveyed to Henry Development, LTD. recorded in Document Number 2004089842 (O.P.R.W.C.TX.), and being the most westerly northwest corner and the **POINT OF BEGINNING** for the herein described tract,

THENCE, with the common boundary line of said remainder of a called 55.34 acre tract and said 2.07 acre tract, N68°32'30"E, a distance of 2796.42 feet to a capped iron rod found, being the southwest corner of a called 0.18 acre tract of land (Tract I) conveyed to Henry Development LTD. recorded in Document Number 2017045283 (O.P.R.W.C.TX.), and being a southeast corner of a called 0.14 acre tract of land conveyed to Henry Development LTD. recorded in Document Number 201707074513 (O.P.R.W.C.TX.), and being the northwest corner of said 0.07 acre tract,

THENCE, with the common boundary line of said 0.18 acre tract and said 0.07 acre tract, N68°34'30"E, a distance of 104.82 feet to a capped 1/2" iron rod found, being the southeast corner of said 0.18 acre tract, being the northeast corner of said 0.07 acre tract, and being in the southwest line of said remainder of a called 55.34 acre tract,

THENCE, with the common boundary line of said remainder of a called 55.34 acre tract, said 0.18 acre tract, said 2.07 acre tract, said 0.14 acre tract, and that certain 34.70 acre tract (Tract 1) conveyed to Henry Development LTD. recorded in said Document Number 2004089842 the following four (4) courses and distances, numbered 1 through 4,

1. N21°27'22"W, a distance of 74.05 feet to a 1/2" iron rod found,
2. N19°57'22"W, a distance of 30.33 feet to 1/2" iron rod found,
3. N22°42'01"W, a distance of 29.77 feet to a 1/2" iron rod found, and
4. N21°32'01"W, a distance of 1014.31 feet to a capped iron rod found, at the point of curvature for a curve to the left, being the northwest corner of said 55.34 acre tract, also being the northeast corner of said 34.70 acre tract, and being in the southern right-of-way line of University Boulevard (200' R.O.W.), from which a 5/8" iron rod found in the northern right-of-way of said University Boulevard and being in the

J:\AC3D\4974-034\FIELD NOTES\FN-ALTA SURVEY

356.482 ACRES
(15,528,354 SQ. FT.)
HENRY MILLARDSURVEY, ABSTRACT NO. 452
WILLIAMSON COUNTY TEXAS
ALTA SURVEY

southwest corner of said 22.31 acre tract, being the northeast corner of the remainder of that certain 34.74 acre tract of land conveyed to SEDC Devco Inc. recorded in Document Number 2015089800 (O.P.R.W.C.TX.), and being the northeast corner of that certain 100 acre tract conveyed to Fred Liardon in Volume 131, Page 131, (D.R.W.C.TX.),

THENCE, with a south line of said 196.96 acre tract and the north line of said 100 acre tract, S68°37'33"W, a distance of 2472.34 feet to a 1/2" iron rod found, being the southwest corner of said 196.96 acre tract, being the northwest corner of said 34.74 acre tract, being in the northern boundary line of said 100 acre tract, and being in the east right-of-way line of said County Road 110, from which a 1/2" iron rod found for the southwest corner of said 34.74 acre tract bears S21°20'42"E, a distance of 616.07 feet,

THENCE, with the common boundary line of said 196.96 acre tract, said 64.508 acre tract, and said 104.6 acre tract, the following three (3) courses and distances, numbered 1 through 3,

1. N21°30'28"W, a distance of 1700.68 feet to a 1/2" iron rod found,
2. N21°29'00"W, passing a 1/2" iron rod found for the northwest corner of said 64.508 acre tract, being a southwest corner for said 196.96 acre tract, for a total distance of 1329.62 feet to a 1/2" iron rod found, and
3. N21°16'34"W, a distance of 39.02 feet to the **POINT OF BEGINNING** and containing 356.482 acres (15,528,354 sq. ft.) of land.

Surveyed by:

AARON V. THOMASON, RPLS NO. 6214
Carlson, Brigrance and Doering, Inc.
5501 West William Cannon
Austin, TX 78749
Ph: 512-280-5160 Fax: 512-280-5165
aaron@cbrdeng.com



BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203)

J:\AC3D\4974-034\FIELD NOTES\FN-ALTA SURVEY

south line of a called 167.558 acre tract of land described in Document Number 2017057905 (O.P.R.W.C.TX.) bears N21°29'53"W, a distance of 200.43 feet,

THENCE, with the common boundary line of said 55.34 acre tract and said University Boulevard, the following two (2) courses and distances, numbered 1 and 2,

1. With said curve to the left, having a radius of 8563.00 feet, an arc length of 450.41 feet, and whose chord bears N70°08'55"E, a distance of 450.36 feet to a capped iron rod found, and
2. N68°38'27"E, a distance of 1514.12 feet to a 5/8" iron rod found, being the northeast corner of said 55.34 acre tract, being a northwest corner of the remainder of a called 60 acre tract of land conveyed to Audell Payne recorded in Volume 456, Page 486, Deed Records Williamson County, Texas, and being the north corner of the herein described tract, from which a 5/8" iron rod found in the northern right-of-way of said University Boulevard being a southeast corner of said 167.558 acre tract and being a southeast corner of said 60 acre tract bears N21°40'02"W, a distance of 199.93 feet,

THENCE, with the common boundary line of said 55.34 acre tract and said 60 acre tract, the following two (2) courses and distances, numbered 1 and 2,

1. S21°47'47"E, a distance of 903.92 feet to a 3/8" iron rod found, and
2. N63°45'30"E, a distance of 87.68 feet to a 3/8" iron rod found, being an exterior corner in the eastern boundary line of said 55.34, being the northwest corner of a called 75 acre tract of land conveyed to Veterans Land Board recorded in Volume 781, Page 247, Deed Records Williamson County, Texas,

THENCE, with the common boundary line of said remainder of a called 55.34 acre tract, said 104.6 acre tract, said 196.96 acre tract, and said 75 acre tract, the following three (3) courses and distances, numbered 1 through 3,

1. S21°35'40"E, a distance of 268.79 feet to a 1/2" iron rod found,
2. S21°26'17"E, a distance of 913.49 feet, and
3. S21°30'03"E, a distance of 1332.40 feet to a capped 1/2" iron rod set stamped "CBD SETSTONE", for the southeast corner of said 196.96 acre tract, being the northeast corner of that certain 72.099 acre tract of land conveyed to Eleanor, Jacob, and Dorothea Olson recorded in Volume 595, Page 131 (D.R.W.C.TX.),

THENCE, with the common boundary line of said 196.96 acre tract and said 72.099 acre tract, S68°30'08"W, a distance of 1252.61 feet to a 1/2" iron rod found, being an angle point in the southern boundary line of said 196.96 acre tract, also being the northwest corner of said 72.099 acre tract, and also being the northeast corner of a called 22.31 acre tract of land conveyed to SEDC Devco Inc. recorded in Document Number 2015089805 (O.P.R.W.C.TX.),

THENCE, with the common boundary line of said 196.96 acre tract and said 22.31 acre tract, the following two (2) courses and distances, numbered 1 and 2,

1. S12°52'51"W, a distance of 17.02 feet to a 1/2" iron rod found, and
2. S68°23'05"W, a distance of 1224.09 feet to a capped iron rod found, being the northwest corner of said 22.31 acre tract, and being an interior corner on the south line of said 196.96 acre tract, from which a 1/2" iron rod found for the southeast corner of said 64.508 acre tract bears N20°22'51"W, a distance of 59.77 feet,

THENCE, with the common boundary corner of said 196.96 acre tract and said 22.31 acre tract, S21°37'15"E, a distance of 776.54 feet to a 1/2" iron rod found, being a southeast corner of said 196.96 acre tract, being the

J:\AC3D\4974-034\FIELD NOTES\FN-ALTA SURVEY

DESIGNED BY: QJD	DRAFTED BY: QJD
DATE	
REVISION	
Carlson, Brigrance & Doering, Inc. Civil Engineering ♦ Surveying FIRM ID #F3791 North Office 12120 RM 620 N, Ste. 600 Austin, Texas 78750 Main Office 5501 West William Cannon Dr Austin, Texas 78749 Phone No. (512) 280-5160 Fax No. (512) 280-5165	
FIELD NOTES	
SALERNO PRELIMINARY PLAT	
SHEET NAME:	
JOB NAME:	
STATE OF TEXAS LEE A. WHITE 10247 REGISTERED PROFESSIONAL SURVEYOR CARLSON, BRIGRANCE & DOERING, INC. ID# F3791	
DATE AUGUST 2019	
JOB NUMBER 5033	
SHEET 8 OF 8	
SHEET NO.	
PP1910-002	