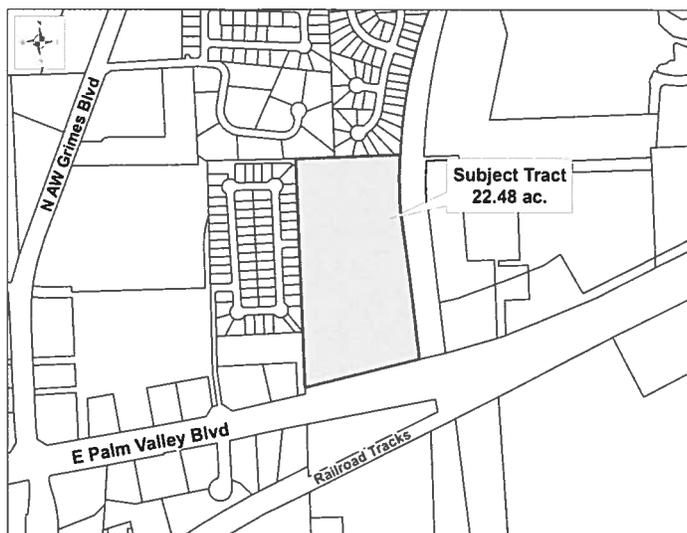


**Palm Valley Crossing Revised Preliminary Plat
PRELIM PLAT PP1811-002**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Preliminary Plat approval to increase the number of lots from three (3) to four (4) lots

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 Blvd 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

<p>Owner: CHURCH OF CHRIST OF ROUND ROCK 1200 N GEORGETOWN ST, ROUND ROCK, TX 78664-3210 , 78664-3210</p>	<p>Agent: Waeltz & Prete, Inc. Antonio A. Prete, P.E. 3000 Joe DiMaggio Boulevard #72 Round Rock, TX 78665</p>
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Palm Valley Crossing Revised Preliminary Plat
PRELIMINARY PLAT PP1811-002

HISTORY: On May 16, 2018, the Planning and Zoning Commission (P&Z) approved a Preliminary Plat (PP1804-001) for the subject tract. The Preliminary Plat application presented at the December 19, 2018 P&Z meeting is considered a major revision to the original Preliminary Plat application since the owner increased the density of the subject tract by adding a new commercial lot. Although current Concept Plan regulations now allow for additional lots without revisions, the rules for Preliminary Plats remain the same. Any additional lots proposed in the future will also result in a revised Preliminary Plat. Please note that approval of PP1811-002 will supersede the previously approved application (PP1804-001) 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.

Compliance with the Concept Plan: As shown, this Preliminary Plat is in compliance with the approved revised Concept Plan (CP1811-003)

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, a Water Pollution Abatement Plan (WPAP) by TCEQ 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 a storm water conveyance limitation at an existing box culvert under E. Palm Valley Boulevard. Therefore, the northern portion of the tract will be required to provide 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 the preliminary plat to show the entire property including the residential lot to the north as shown in the original preliminary plat (Label - Lot 3, Block A – Future Phase). Revise the number of development lots and acreage.
2. Depict a 15-foot wide easement and recordation information for the waterline along northern portion of Lot 2 and Lot 4 as depicted on the Utility Schematic.

Palm Valley Crossing Revised Preliminary Plat
PRELIMINARY PLAT PP1811-002

3. Provide recordation information for 15-foot P.U.E. conveyed by separate instrument prior to recordation of final plat.
4. The wastewater collection pipeline must be installed and accepted as depicted on the Utility Schematic or approved fiscal posted prior to plat recordation.

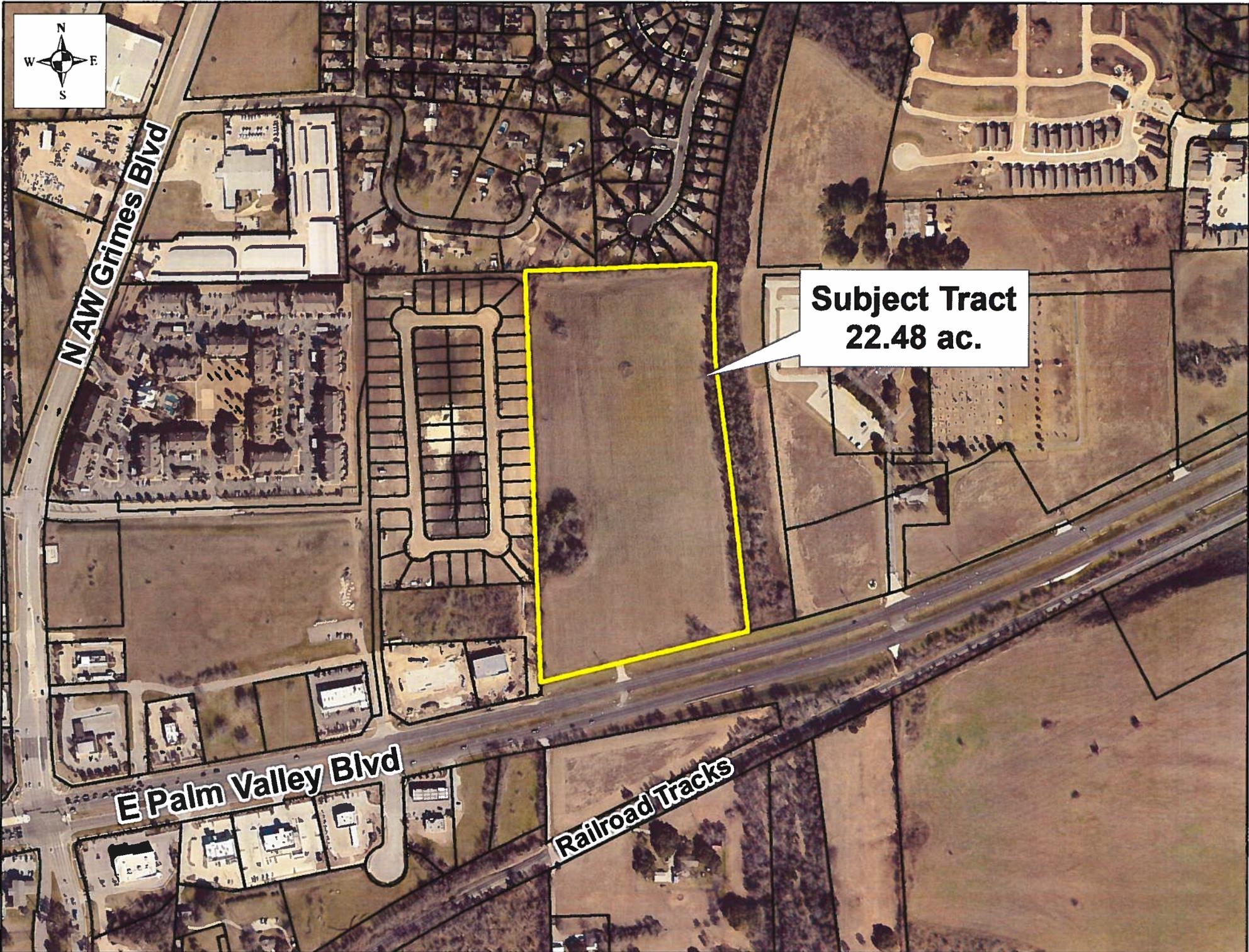


N W Grimes Blvd

E Palm Valley Blvd

Railroad Tracks

**Subject Tract
22.48 ac.**



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

ACREAGE: 1.803 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: APRIL 17, 2018

DATE OF PLANNING AND ZONING COMMISSION REVIEW: MAY 16, 2018

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

SURVEYOR: DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TEXAS 78628

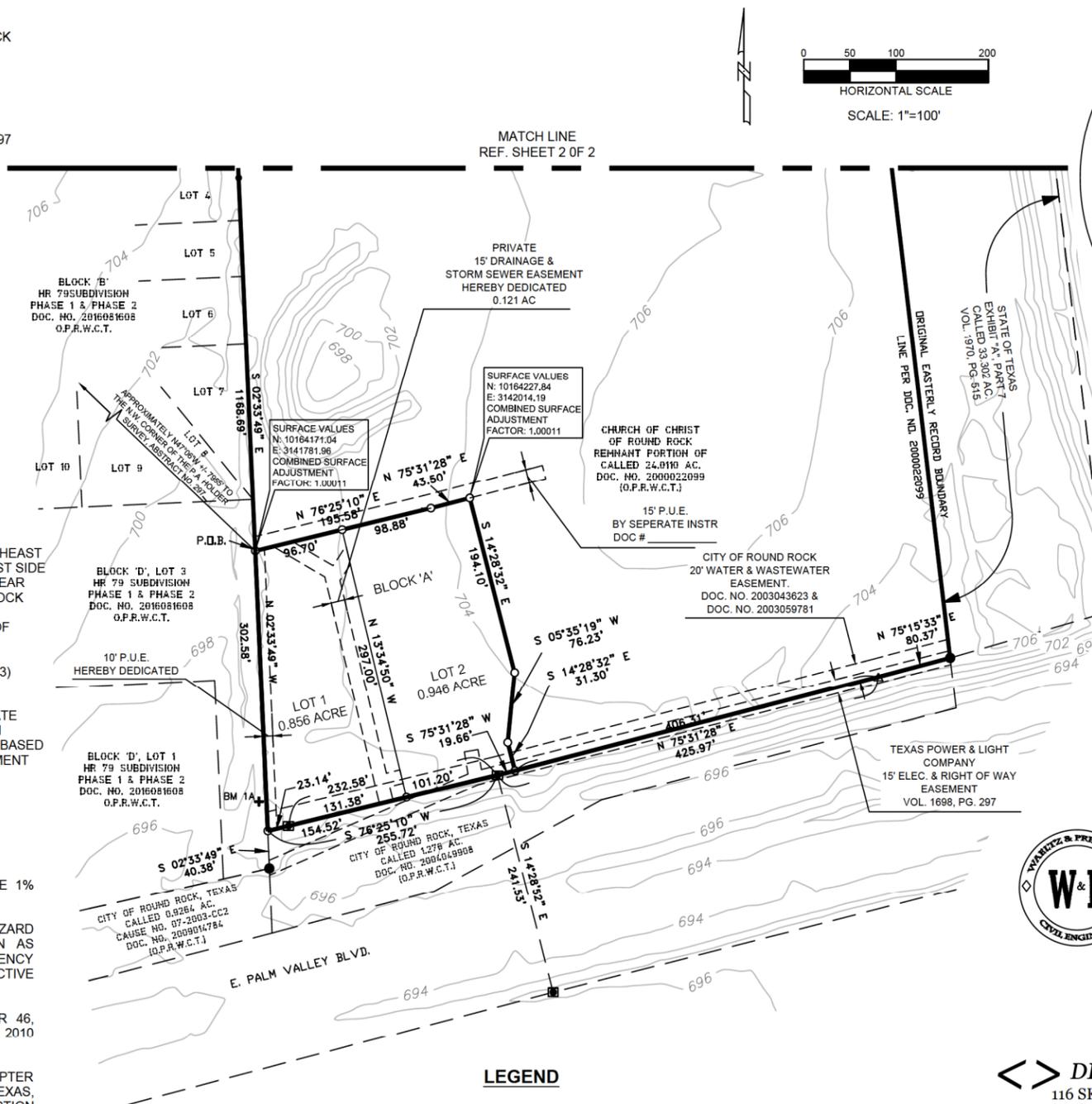
BENCHMARK DESCRIPTION AND ELEVATION: BM#1A: ELEVATION = 698.82'
PK NAIL SET IN CONCRETE AT NORTHEAST CORNER OF CURB INLET ALONG EAST SIDE OF ASPHALT DIVEWAY/ROADWAY, NEAR SOUTHWEST CORNER OF ROUND ROCK CHURCH OF CHRIST TRACT, BEING APPROXIMATELY 100 FEET NORTH OF US 79 (E. PALM VALLEY BLVD.)

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.

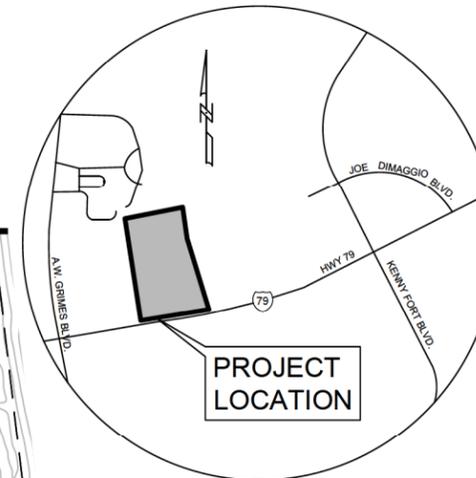
PLAT NOTES:

- NO PORTION OF THIS TRACT IS 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 48491C0495E, 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') 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.
- THIS PLAT CONFORMS TO THE CONCEPT PLAN APPROVED BY THE PLANNING AND ZONING COMMISSION DATED APRIL 4, 2018.



LEGEND

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



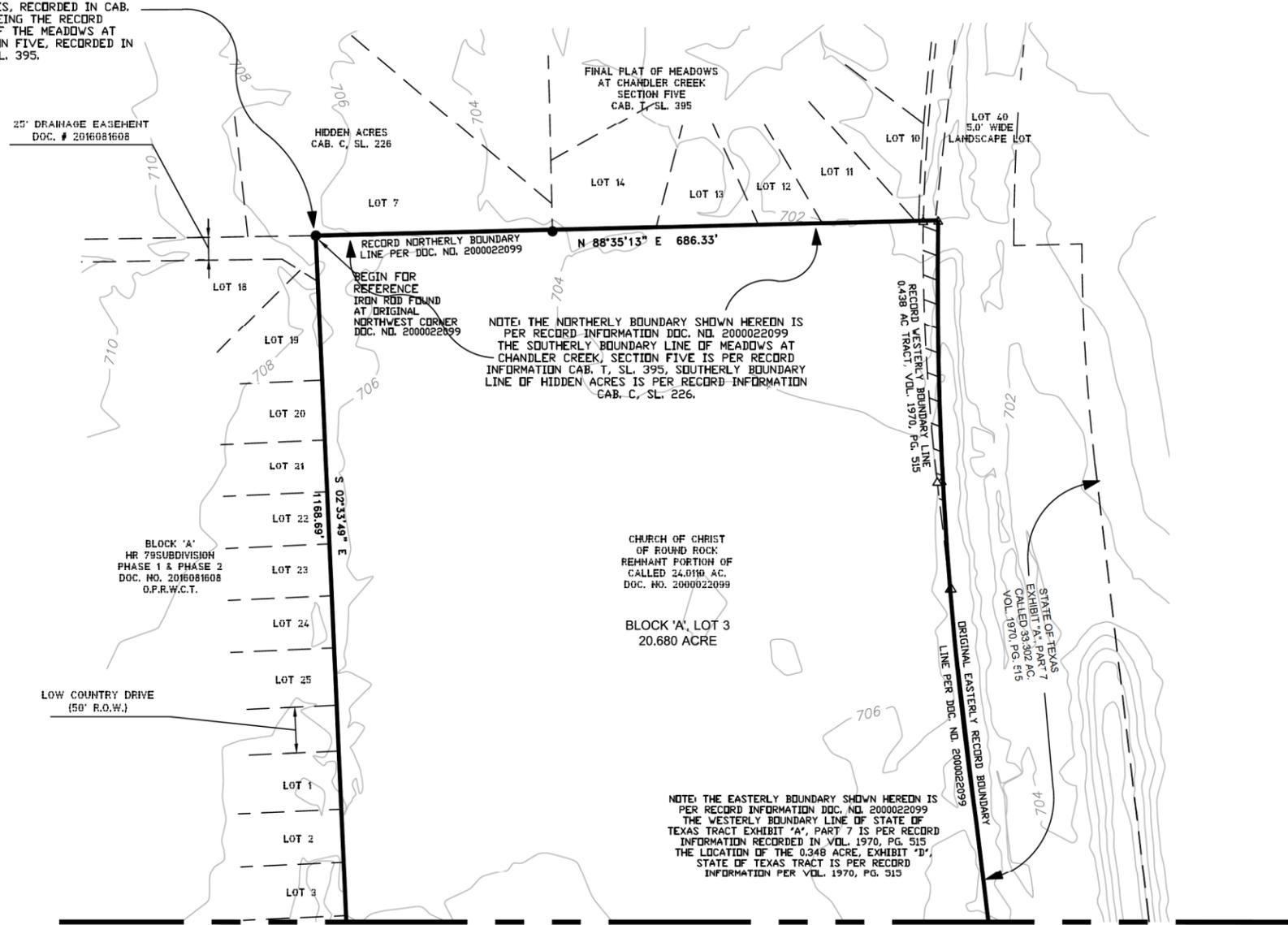
SURVEYOR:

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

PRELIMINARY PLAT
PALM VALLEY CROSSING SUBDIVISION
(1 OF 2)

PP1804-001

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.



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 OF ROUND ROCK REHHAIT PORTION OF CALLED 24.0110 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 0.348 ACRE, EXHIBIT 'D', STATE OF TEXAS TRACT IS PER RECORD INFORMATION PER VOL. 1970, PG. 515

MATCH LINE REF. SHEET 1 OF 2

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 | | |
| △ | P.O.B. | --- | O.R.W.C.T. OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS |
| --- | R.O.W. | --- | O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS |
| BM | BENCHMARK | --- | P.R.W.C.T. PLAT RECORDS WILLIAMSON COUNTY, TEXAS |
| BM 1A | BENCHMARK 1A | | |

**PRELIMINARY PLAT
PALM VALLEY CROSSING SUBDIVISION
(2 OF 2)**

PP1804-001