

**Round Rock Islamic Center
CONCEPT PLAN CP1801-002**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Approval of a Concept Plan

ZONING AT TIME OF APPLICATION: SF-2 (Single-Family Standard Lot)

DESCRIPTION: 12.05 acres out of the Thomas A. Survey

CURRENT USE OF PROPERTY: Place of Worship and Undeveloped

GENERAL PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: Single-Family Residence - Zoned SF-2 (Single Family Standard Lot)

South: Single-Family Residence - Zoned TF (Two Family)

East: Windy Park Dr Right-of-Way/Single-Family Residences - Zoned SF-2 (Single Family Standard Lot)

West: Single-Family Residence - Zoned TF (Two Family)/Single-Family Residence - Zoned SF-2 (Single Family Standard Lot)

PROPOSED LAND USE: Place of Worship and a Parking Lot

<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:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	0	12.05

Owner:
Round Rock Islamic Center
Syed Haiderzadi
1951 Hampton Lane
Round Rock, TX 78664

Agent:
B-Squared Engineering
Brian Baird
PO Box 9684
Austin, TX 78766

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DATE OF REVIEW: December 5, 2018

LOCATION: Southwest of the intersection of Gattis School Road and Windy Park Drive

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates the site for residential purposes. The property is zoned SF-2 (Single Family Standard Lot) and allows land uses such as single-family detached, single-family village residential, single-family zero lot line, neighborhood park and places of worship by right. The SF-2 exterior building materials standards prohibit metal of any type except horizontal pre-finished aluminum siding. Accessory buildings not exceeding 150 square feet in gross floor area are exempt from this requirement.

Traffic, Access and Roads: The Applicant intends to construct a place of worship and a parking lot. The Concept Plan shows that driveway access to the site will be through Hampton Lane, which is subject to final approval on the preliminary/final plats. A Traffic Impact Analysis (TIA) is not required for this application since the future development does not meet the TIA threshold for peak hour trips. However, as part of the platting application, the Applicant will be dedicating approximately 350 linear feet of right-of-way, 60 feet in width, for the extension of Hampton Lane as a local collector roadway. Hampton Lane will be designed, constructed and extended by the Applicant between Windy Park Drive and Sedgewick Lane for better traffic circulation in the neighborhood.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. A new water line will be extended to connect to an existing water line in Hampton Lane. A new wastewater line will extend to an existing manhole at the terminus of Hampton Lane next to a culvert.

Drainage: The subject tract will drain towards the existing concrete drainage channel that bisects the property. A flood study was required for development and, therefore, staff will review a more detailed drainage plan prior to site development plan permitting.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Revise the Concept Plan to include bearing and distance for all boundary segments, prior to Preliminary and Final Plat submittals.



**Subject Tract
12.05 ac.**

Greenlawn Blvd

Hampton Ln

Windy Park Dr

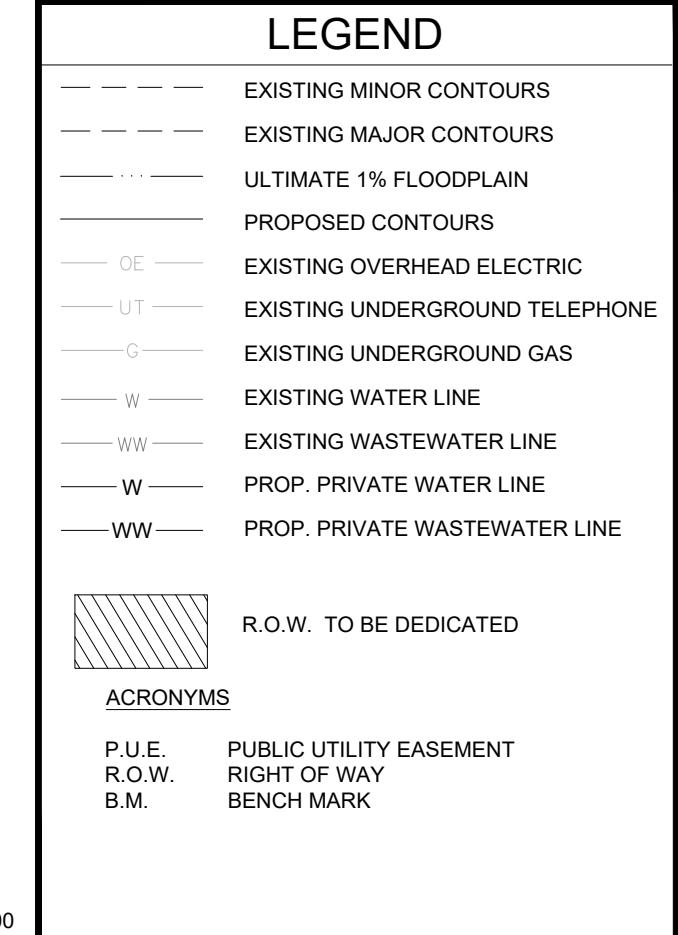
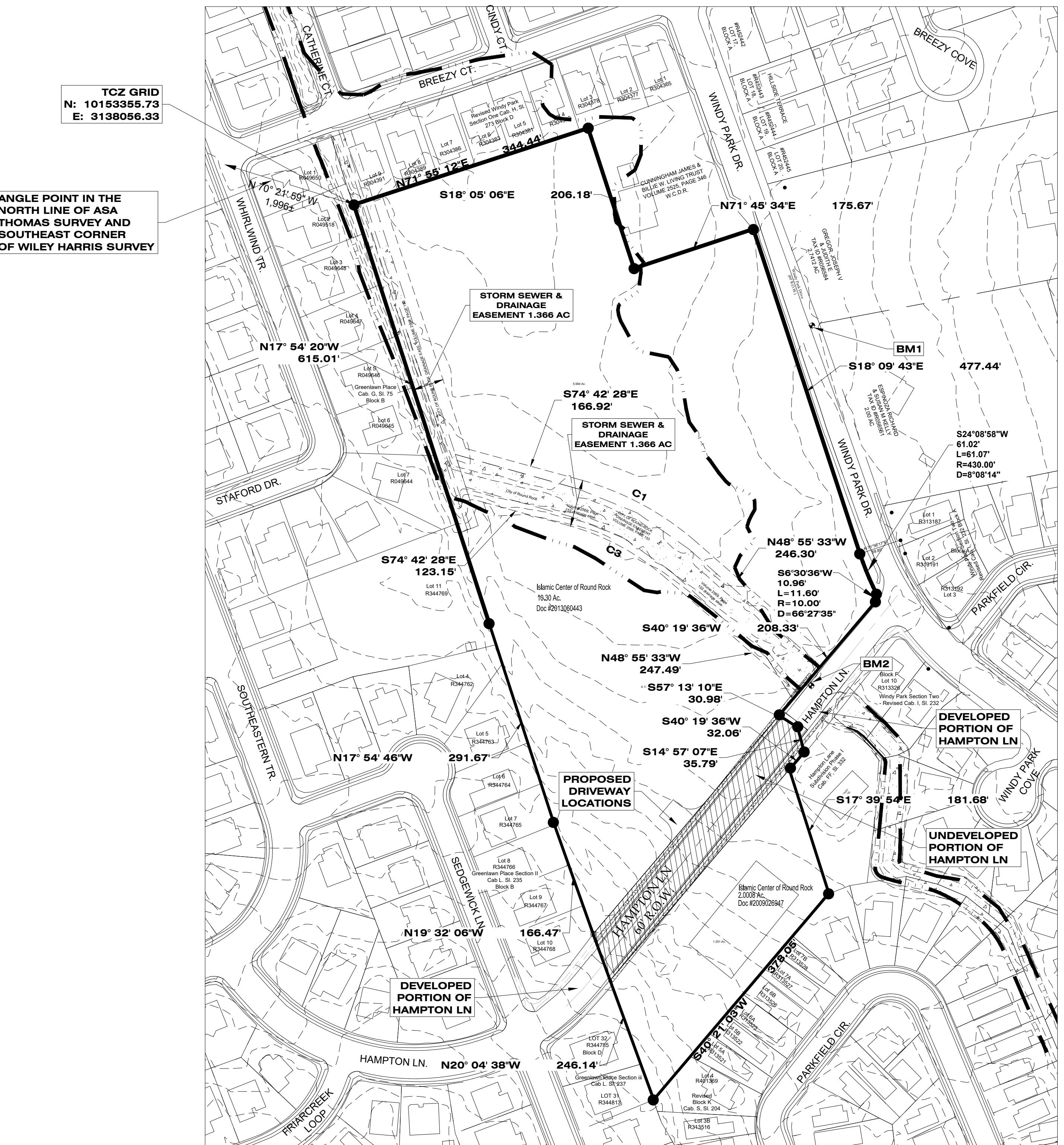
Hampton Ln

S.A.W. GRIMES BLVD



ISLAMIC CENTER OF ROUND ROCK

LEGAL DESCRIPTION: 12.05 AC OUT OF THE ASA THOMAS SURVEY A-609
ROUND ROCK, TX



SCALE: 1" = 100'
0 50 100 200

SITE DATA:

OWNER: ISLAMIC CENTER OF ROUND ROCK

LEGAL DESCRIPTION: 12.05 AC OUT OF THE ASA THOMAS SURVEY A-609

ACREAGE: 12.05 AC

SURVEYOR: Skip Hinkle, RPLS
Austin Surveyors
512-454-6605
2105 Justin Lane Ste 103
Austin TX 78757

LINEAR FEET OF NEW STREETS: 434.72

SUBMITTAL DATE: JANUARY 23, 2018

DATE OF PLANNING AND ZONING COMMISSION REVIEW: DECEMBER 5, 2018

BENCHMARK DESCRIPTION & ELEVATION
BM#1 TC Box cut @ Inlet Windy Park Drive (EL 747.45) N: 10153199.89 E: 3138721.99
BM#2 TC Box cut @ Inlet Hampton Lane (EL 750.07) N: 10152696.3472 E: 3138721.0303

BENCHMARK DATUM:
NAD 83 - HORIZONTAL
NAVD 88 - VERTICAL

PARENT SURVEY: ASA THOMAS SURVEY A-609

ENGINEER: B-SQUARED ENGINEERING (BRIAN BAIRD PE)
PO BOX 9684
PFLUGERVILLE, TX
PH: (512) 569-0743

NOTES:

1. A TEN FOOT (10') P.U.E. AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE SHALL BE CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
2. A PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
3. NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48458C 0265H, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
4. THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) FOR ALL LOTS AND BUILDING SLABS ADJACENT TO THE FLOODPLAIN MUST BE A MINIMUM OF TWO FEET (2') ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
5. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY STORM SEWER & DRAINAGE EASEMENTS SHOWN HEREON.

SHEET INDEX

1. CONCEPT PLAN
2. UTILITY PLAN
3. DRAINAGE PLAN



B-SQUARED ENGINEERING
BRIAN BAIRD, P.E.
(512) 569-0743

ISLAMIC CENTER OF ROUND ROCK
ROUND ROCK, TX

CONCEPT PLAN



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