

**Schultz Towns @ 45  
PRELIM PLAT PP1809-003**



**CASE PLANNER:** JUAN ENRIQUEZ

**REQUEST:** Preliminary plat approval to create one (1) development lot and two (2) ROW lots

**ZONING AT TIME OF APPLICATION:** TH (Townhouse) Zoning District

**DESCRIPTION:** 9.55 acres out of the Memucan Hunt Survey, Abstract No. 314

**CURRENT USE OF PROPERTY:** Vacant and Undeveloped

**GENERAL PLAN LAND USE DESIGNATION:** The Future Land Use designation is determined by PUD No. 22, which contains a mixture of residential, commercial and business park uses.

**ADJACENT LAND USE:**

- North: SH-45/Louis Henna Blvd Right-of-Way (Unzoned)
- South: Undeveloped lot in City of Pflugerville City Limits (Zoned Light Industrial)
- East: State of Texas (Formerly MOKAN) Right-of-Way (Unzoned)
- West: Single-Family Residences - (Zoned PUD# 15)

**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:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	2	0.42
Parkland:	0	0
Other:	1	9.13
<b>TOTALS:</b>	<b>3</b>	<b>9.55</b>

**Owner:**  
Wheeler Ranch Holdings  
Jack Wheeler  
623 W. 38th St., Ste. 310  
Austin, TX 78705

**Agent:**  
Kimley-Horn & Associates, Inc.  
Jason Reece  
10814 Jollyville Rd., Building IV, Ste. 300  
Austin, TX 78759

**Schultz Towns at 45**  
**PRELIMINARY PLAT      PP1809-003**

**HISTORY:** The Remington Tract PUD (Planned Unit Development # 22) was approved by the City in 1995 and amended in 2014. It contained approximately 93 acres and allowed for residential, commercial, open space and business park uses. On October 11, 2018, the City Council approved a rezoning (ZON1808-001) of the subject tract from PUD #22 to TH (Townhouse) zoning district to allow for this form of residential. The developer stated that 90 townhome residential units will be built on a 9.55-acre tract. The subject tract has never been platted and, therefore, has no platting history.

**DATE OF REVIEW:** November 7, 2018

**LOCATION:** Southeast corner of Schultz Lane and SH-45

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The Future Land Use designation is determined by PUD No. 22, which contains a mixture of residential, commercial, open space and business park land uses. The property is currently zoned TH (Townhouse) and allows land uses such as townhouse (single or common lot), neighborhood parks, and place of worship, by right. TH zoning requires masonry exterior finish, with masonry defined as stone, simulated stone, brick, stucco, or horizontally installed cement-based siding. Horizontally installed cement-based siding or stucco cannot comprise more than 50 percent of the exterior finish. Buildings must include details to provide visual relief, including features such as varying window types, arched entryways, balconies, accent walls, decorative tile, and variation of roof lines.

Compliance with the Concept Plan: As shown, this preliminary plat is in compliance with the single lot depicted on the Concept Plan in PUD #22.

Traffic, Access and Roads: The site is bounded by the eastbound SH 45 frontage road on the north, Schultz Lane on the west and Meister Lane on the south. The former MOKAN railroad right-of-way, now owned by the State of Texas, borders the site on the east. Access to the site will be provided from Schultz Lane and Meister Lane. No traffic impact study was required for this platting application because it does not meet the threshold requirement.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The development will connect to an existing 8-inch water line located along the west side of Schultz Lane. This development will also connect to an existing wastewater network that is located approximately 450 feet to the north of the subject tract adjacent to the north side of SH-45.

Drainage: A flood study is not required for this development and there are no drainage concerns for this site. Storm water will be captured by curb inlets and conveyed appropriately. Staff will review a more detailed drainage plan prior to site plan permitting.

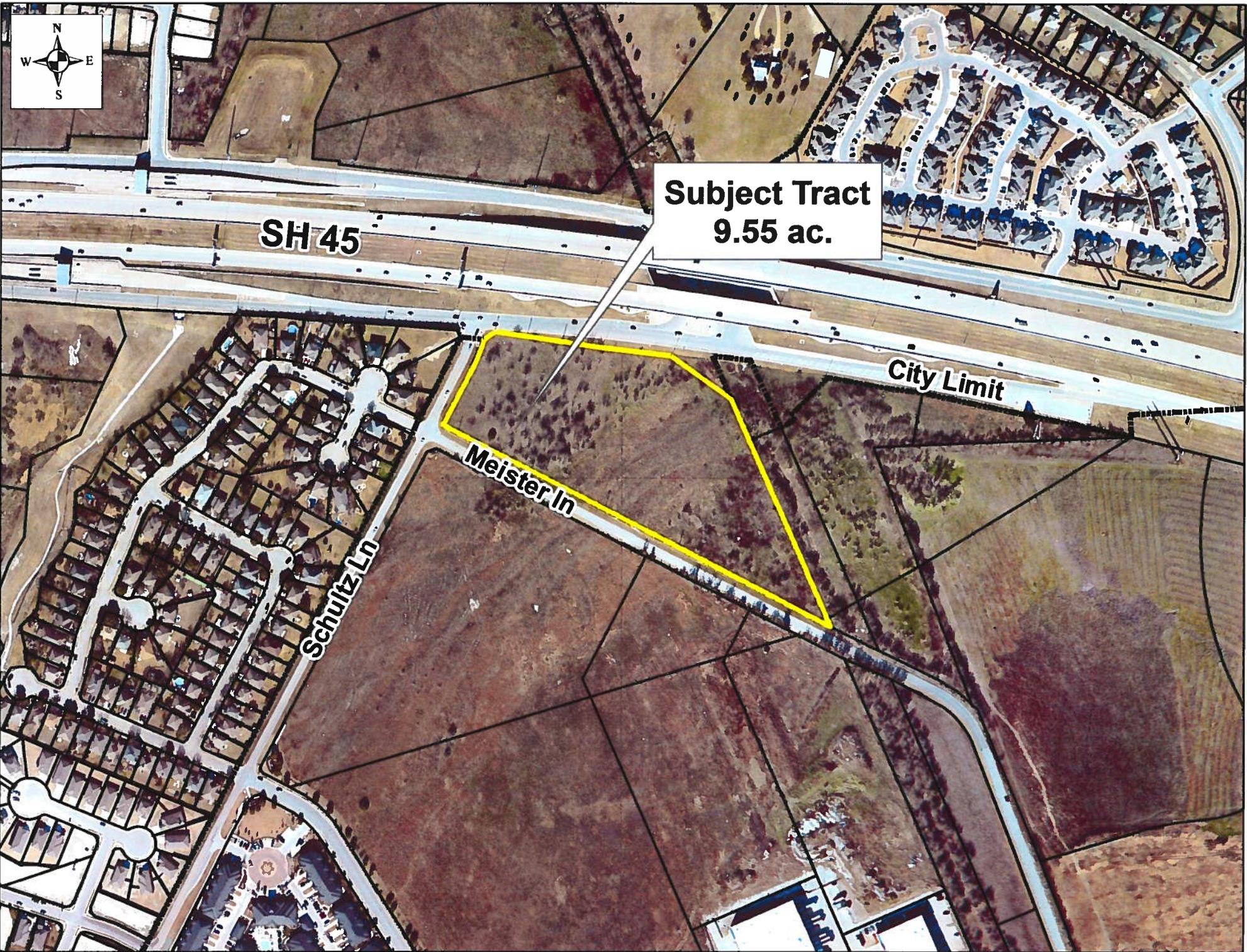
**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Revise Plat note # 2 to state "Building setbacks shall be in accordance with Part III, Zoning and Development Code, Chapter 2, Zoning Districts and Use Regulations, City of Round Rock, Texas, as amended."
2. Revise plat note # 3 to state "Sidewalks shall be constructed in accordance with Part III, Zoning and Development Code, Section 6-26, City of Round Rock, Texas, as amended."
3. Revise plat note # 10 to state "Subdivision walls shall be located and constructed in accordance with Part III, Zoning and Development Code, Section 4-30, City of Round Rock, Texas, as amended."

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4. Sheet 1 of 2:
  - a. Provide perpendicular survey tie (bearing & distance) across SH45, Schultz Lane and Meister Lane.
5. Sheet 2 of 2:
  - a. Revise plat note #9 to state "A fifteen foot (15') Public Utility Easement (PUE) and a ten foot (10') sidewalk easement abutting and along the east boundary of Lot 1, Block A; A ten foot (10') PUE and sidewalk easement along the west boundary of Lot 1, Block A; a ten foot (10') PUE and sidewalk easement along the north line of the northern limit of the 15' easement to Texas Utilities Electric Company document #199725544."



SH 45

Subject Tract  
9.55 ac.

City Limit

Meister Ln

Schultz Ln



# PRELIMINARY PLAT

# SCHULTZ TOWNS @ 45

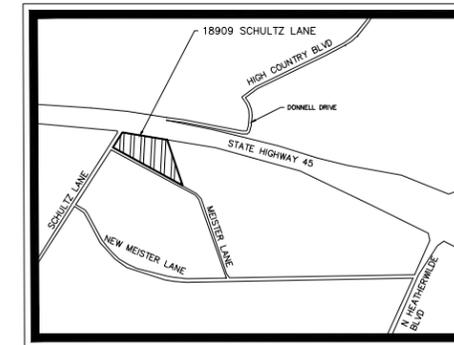
BENCHMARKS:  
VERTICAL DATUM: NAVD 88 (GEOID 12A)

- BM A BENCHMARK A: BOX CUT NEAR SOUTHEAST CORNER OF A CONCRETE STORM DRAIN INLET (ELEVATION - 768.30')
- BM B BENCHMARK B: BOX CUT NEAR THE SOUTHERLY EDGE OF A CONCRETE HEADWALL (ELEVATION - 782.76')

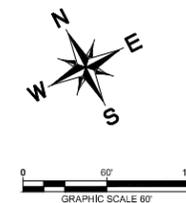
SURVEYOR'S NOTE:  
BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (FIPS CODE 4203), NAD 83, GRID COORDINATES & GRID NORTH.

LEGAL DESCRIPTION:  
THAT 9.553 ACRES OF LAND, MORE OR LESS, OUT OF THE WM. BAKER SURVEY, ABSTRACT NO. 107, WILLIAMSON COUNTY, TEXAS, BEING THAT CERTAIN (12.07 ACRE) TRACT OF LAND CONVEYED TO JACK WHEELER, BY GENERAL WARRANTY DEED AS RECORDED IN DOC. NO. 9711610, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN (2.523 ACRES) AWARDED TO THE STATE OF TEXAS BY AGREED JUDGMENT IN CONDEMNATION PROCEEDINGS UNDER CAUSE NO. 03-0411-CC3, AS RECORDED IN DOC. NO. 2007026550, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

'THE STATE OF TEXAS FOR THE USE AND BENEFIT OF THE PERMANENT SCHOOL FUND'  
(81.118 ACRES)  
S.W.D. DOC. NO. 2005031774 O.P.R.W.C.T.



VICINITY MAP  
SCALE: 1" = 2,000'



LEGEND	
●	1/2" (IRF) IRON ROD FOUND
■	ALUMINUM CAP (TXDOT) IN CONCRETE MONUMENT
▲	CALCULATED POINT
●	1/2" (IRS) IRON ROD SET "ATS ENGINEERS"
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
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS
R.O.W.	RIGHT OF WAY
BM	BENCHMARK-SEE DESCRIPTIONS ON PLAT
( )	RECORD INFORMATION
P.O.B.	POINT OF BEGINNING
↔	'FEE HOOK' (CONNECTS OWNERSHIP)
---	EASEMENT LINE AS NOTED
---	PROPOSED PROPERTY BOUNDARY LINE
---	EXISTING PROPERTY BOUNDARY LINE
---	ADJACENT PROPERTY BOUNDARY LINE
-778-	2.0' CONTOUR INTERVALS
FL	FLOWLINE
NG	NATURAL GROUND

OWNER: JACK WHEELER  
623 W 38TH STREET, SUITE 310  
AUSTIN, TX 78705

DEVELOPER: PROMINENCE HOMES, LLC  
BRYAN ROME  
1120 CAPITAL OF TEXAS HWY. SOUTH  
STE II-105  
AUSTIN, TX 78746

ACREAGE: 9.553

PATENT SURVEY: WM BAKER SURVEY,  
ABSTRACT NO. 107

NUMBER OF BLOCKS: 1

NUMBER OF LOTS BY TYPE:  
1 - DEVELOPMENT  
2 - ROW

ACREAGE BY LOT TYPE:  
DEVELOPMENT - 9.126  
RIGHT-OF-WAY - 0.427

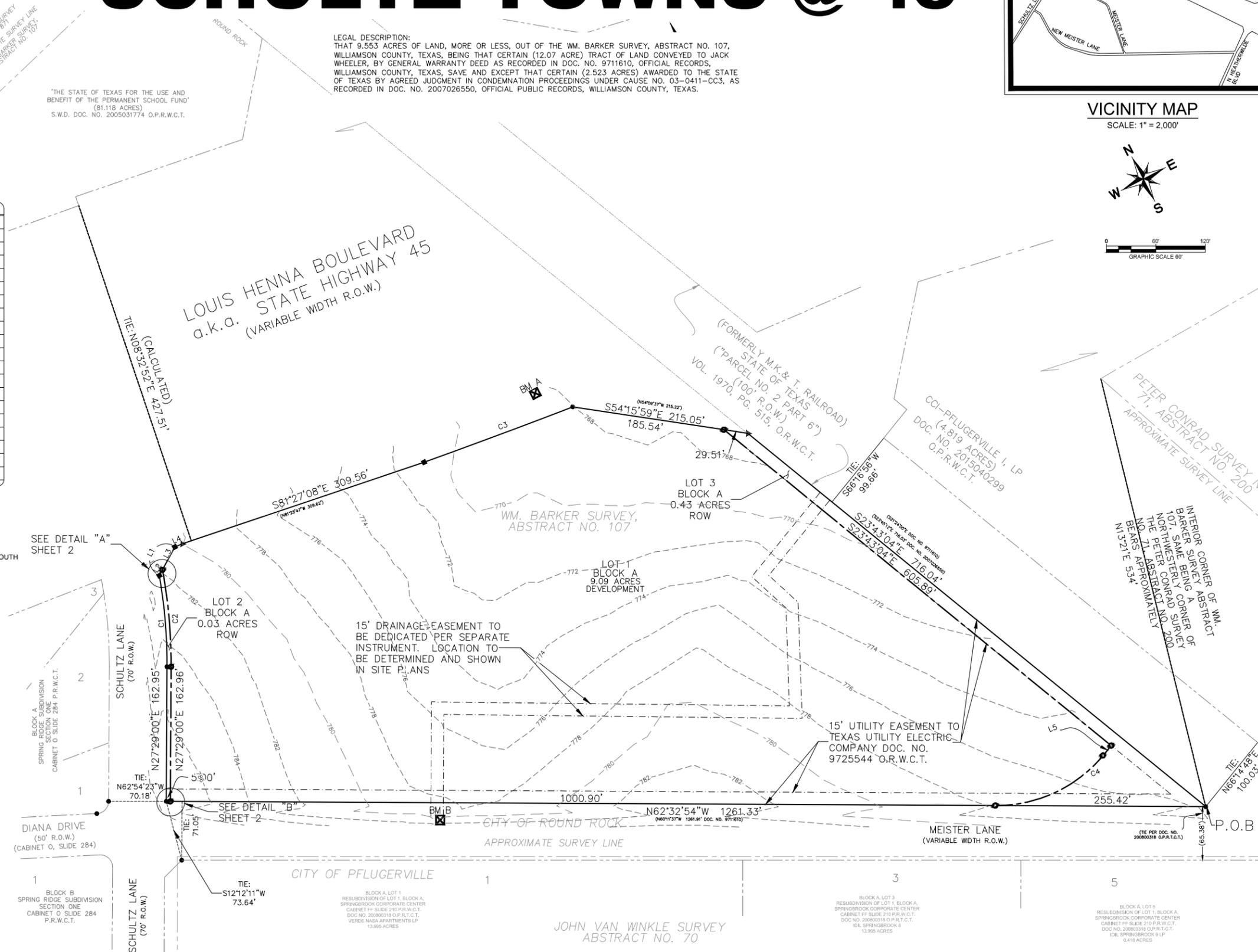
LINEAR FEET OF NEW STREETS: 0

SUBMITTAL DATE: SEPTEMBER 18, 2018

PLANNING AND ZONING COMMISSION REVIEW: NOVEMBER 7, 2018

ENGINEER: KIMLEY-HORN  
10814 JOLLYVILLE ROAD  
CAMPUS IV, SUITE 300  
AUSTIN, TX 78759

SURVEYOR: ATS ENGINEERS, INSPECTORS  
AND SURVEYORS  
4910 WEST HWY 290  
AUSTIN, TX 78735



**Kimley-Horn**  
10814 JOLLYVILLE ROAD AVALON IV SUITE 300 AUSTIN, TX 78759  
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EPE Firm No. 828



KHA PROJECT: 069264200  
DATE: OCTOBER 2018  
SCALE: AS SHOWN  
DESIGNED BY: JR  
DRAWN BY: KW, JC  
CHECKED BY: RS

PRELIMINARY PLAT  
1 OF 2

SCHULTZ TOWNS @ 45  
CITY OF ROUND ROCK  
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER  
1 OF 2

Plotted By: Reece, Jason Date: October 22, 2018 02:59:32pm File Path: K:\AUS\_Civil\069264200\_Schultz\_Towns @ 45\Cad\ Preliminary Plat\PlanSheets\PRELIMINARY PLAT.dwg This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

FIELD NOTES (METES AND BOUNDS) FOR 9.553 ACRES OF LAND:

Being 9.553 ACRES OF LAND, MORE OR LESS, OUT OF THE WM. BARKER SURVEY, ABSTRACT NO. 107, WILLIAMSON COUNTY, TEXAS, BEING THAT CERTAIN (12.07 ACRE) TRACT OF LAND CONVEYED TO JACK WHEELER, BY GENERAL WARRANTY DEED AS RECORDED IN DOC. NO. 9711610, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN (2.523 ACRES) AWARDED TO THE STATE OF TEXAS BY AGREED JUDGMENT IN CONDEMNATION PROCEEDINGS UNDER CAUSE NO. 03-0411-CC3, AS RECORDED IN DOC. NO. 2007026550, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1" iron rod found at the intersection of the north right-of-way line of Meister Lane with the former west line of the M.K. & T. Railroad, same being the west line of that certain tract described as "Parcel No. 2, Part 6", conveyed to the State of Texas by deed as recorded in Vol. 1970, Pg. 515, Official Records, Williamson County, Texas, same being at the Southeast corner of the said (12.07 Acre) tract, for the Southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE: N 62°32'54" W 1261.35 feet, along the north right-of-way line of Meister Lane, same being the south line of said (12.07 Acre) tract, to a 1/2" iron rod found at the intersection of the north right-of-way line of Meister Lane with the east right-of-way line of Schultz Lane, a variable width right-of-way, being the Southwest corner of said (12.07 Acre) tract, for the Southwest corner of the herein described tract;

THENCE: N 27°29'00" E 162.95 feet, along the east right-of-way line of Schultz Lane and the west line of said (12.07 Acre) tract, to a 1/2" iron rod found at a point of curve to the left, for an angle point of the herein described tract;

THENCE: along said curve to the left, the radius of which is 628.88 feet, the arc of which is 110.83 feet, and the chord bears N 22°19'34" E 110.69 feet, along the curving east line of Schultz Lane and the west line of said (12.07 Acre) tract, to an aluminum cap (TXDot) found in concrete monument for the Southwest corner of said (2.523 Acre) tract of land (awarded to the State of Texas), for the Northwest corner of the herein described tract;

THENCE: along the south line of said (2.523 Acre) tract, same being the existing south line of State Highway 45, a.k.a. Louis Henna Boulevard, a variable width right-of-way, the following five (5) courses:

- 1) N 55°38'07" E 39.36 feet, to an aluminum cap (TXDot) found in Concrete monument;
- 2) S 85°29'06" E 9.93 feet, to a calculated point;
- 3) S 81°27'08" E 309.56 feet, to an aluminum cap (TXDot) found in Concrete monument at a point of curve to the left;
- 4) along said curve to the left, the radius of which is 7605.94 feet, the arc of which is 192.33 feet, and the chord bears S 83°13'15" E 192.32 feet, to a 1/2" iron rod found;
- 5) S 54°15'59" E 215.05 feet, to a calculated point in the west line of the said former west line M.K. & T. Railroad, same being the west line of the said State of Texas "Parcel No. 2 Part 6", same being the east line of said (12.07 Acre) tract, for the most Easterly Northeast corner of the herein described tract;

THENCE: S 23°43'04" E 716.04 feet, along the west line of the said State of Texas tract and the east line of said (12.07 Acre) tract, to the POINT OF BEGINNING, containing 9.553 Acres of land, more or less.

Bearings cited herein are based on Texas State Plan Coordinate System, Central Zone (FIPS Code 4203), NAD 83, Grid Coordinates & Grid North.

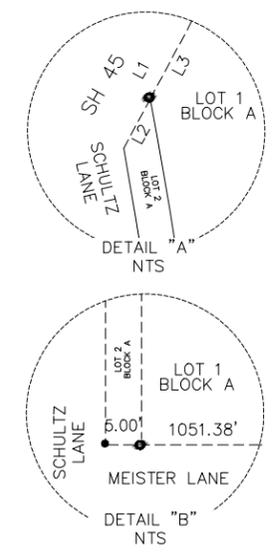
PRELIMINARY PLAT NOTES:

1. NO PORTION OF THE TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0635E, DATED SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
2. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCE, CITY OF ROUND ROCK, TEXAS 2010 EDITION, AS AMENDED.
3. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
4. NO OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FENCING, STORAGE, OR LANDSCAPING SHALL BE PERMITTED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
5. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVAL, OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.
6. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
7. NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL FLOODPLAIN.
8. A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
9. A FIFTEEN FOOT (15') PUE AND A TEN FOOT (10') SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL LOTS ABUTTING IH35 AND SH45.
10. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED.
11. THIS PRELIMINARY PLAT CONFORMS TO THE CONCEPT PLAN IN PUD #22 AS APPROVED BY THE CITY COUNCIL ON OCTOBER 11, 2018.

( ) RECORD BEARINGS PER DOC. NO. 2007026550 UNLESS NOTED

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N 55°38'07" E	39.36'
(L1)	(S55°41'59"W)	(38.93')
L2	N 55°38'07" E	8.01'
L3	N 55°38'07" E	31.35'
L4	S 85°29'06" E	9.93'
(L4)	(N 86°19'46" W)	(10.04')
L5	S 66°16'56" W	12.72'

CURVE DATA TABLE				
CURVE	RADIUS	CHORD DIRECTION	CHORD LENGTH	ARC LENGTH
C1	628.88'	N 22°19'34" E	110.69'	110.83'
(C1)	(628.88')	(N 22°25'44" E)	(110.89')	(111.03')
C2	633.88'	N 22°02'34" E	117.82'	117.99'
C3	7605.94'	S 83°13'15" E	192.32'	192.33'
(C3)	(7605.94')	(N 83°13'51" W)	(192.26')	(192.26')
C4	170.00'	N 88°07'59" W	146.83'	151.82'



ENGINEER:  
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 CERTIFICATE OF REGISTRATION #928  
 CONTACT: JASON REECE, P.E.

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 TYPE Firm No. 928



KHA PROJECT	069264200
DATE	OCTOBER 2018
SCALE	AS SHOWN
DESIGNED BY	JR
DRAWN BY	KW, JC
CHECKED BY	RS

PRELIMINARY PLAT  
 2 OF 2

SCHULTZ TOWNS @ 45  
 CITY OF ROUND ROCK  
 WILLIAMSON COUNTY, TEXAS

SHEET NUMBER  
 2 OF 2

Plotted By: Reece, Jason Date: October 22, 2018 02:59:28pm File Path: K:\AUS\_Civil\069264200\_Schultz\_Towns @ 45\Gad\Preliminary Plat\PlanSheets\PRELIMINARY PLAT.dwg  
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