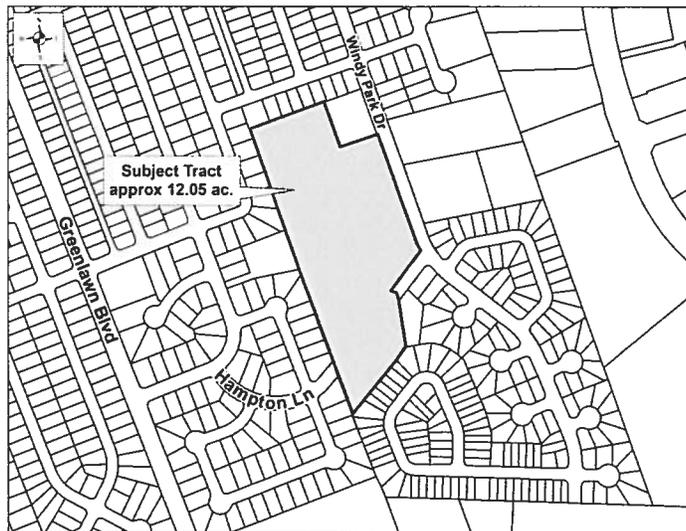


**Hampton Lane Subdivision Phase II
FINAL PLAT FP1812-003**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Final plat approval to create three (3) development lots and one (1) right-of-way lot

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

DESCRIPTION: 12.05 acres out of the ASA Thomas, Survey No. 609

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)/Existing Place of Worship - Zoned SF (Single Family Standard Lot)

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:	1	0.58
Parkland:	0	0
Other:	3	11.47
TOTALS:	4	12.05

Owner:
Islamic Center of Round Rock
Syed Haider
1951 Hampton Ln.
Round Rock, TX 78664

Agent:
FNF Cadd Services
Fred Fuentes
9221 Vigen Circle
Austin, TX 78748

Hampton Lane Subdivision Phase II
FINAL PLAT FP1812-003

HISTORY: The Planning and Zoning Commission approved the Concept Plan (CP1801-002) for this site on December 5, 2018.

DATE OF REVIEW: February 6, 2019

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.

Compliance with the Preliminary Plat: As shown, this Final Plat is in compliance with the approved Preliminary Plat (PP1812-002).

Traffic, Access and Roads: A Traffic Impact Analysis (TIA) is not required for this application since the future development (Parking lot and place of worship) 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 the proposed development and, therefore, staff will review a more detailed drainage plan prior to site development plan permitting. The flood study (FLOOD1808-0001) was conditionally approved on January 25, 2019, and the conditions of approval must be addressed prior to plat recordation.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Prior to plat recordation, the conditions in the conditionally approved flood study shall be addressed.
2. Revise plat note number 6 to include February 6, 2019 as the P&Z date.
3. On sheet 1, include the P&Z date as February 6, 2019.
4. Move the notary signature block from the bottom of the sheet under ownership signature block.
5. Remove contours from Final Plat
6. Revise easement to enclose any revisions of Ultimate 1% floodplain limits per the conditionally approved document dated January 2019.
7. Provide Ultimate 1% Flood WSE at north boundary "POB", northern limit of Lot 1, Block B, mid-point if east lot line Lot 1, Block B, and south boundary of Lot 2 Block B.
8. Revise Patent Survey to read: Thomas Survey A 609.
9. Revise General Note 9 to state: "All finished floor elevations.."

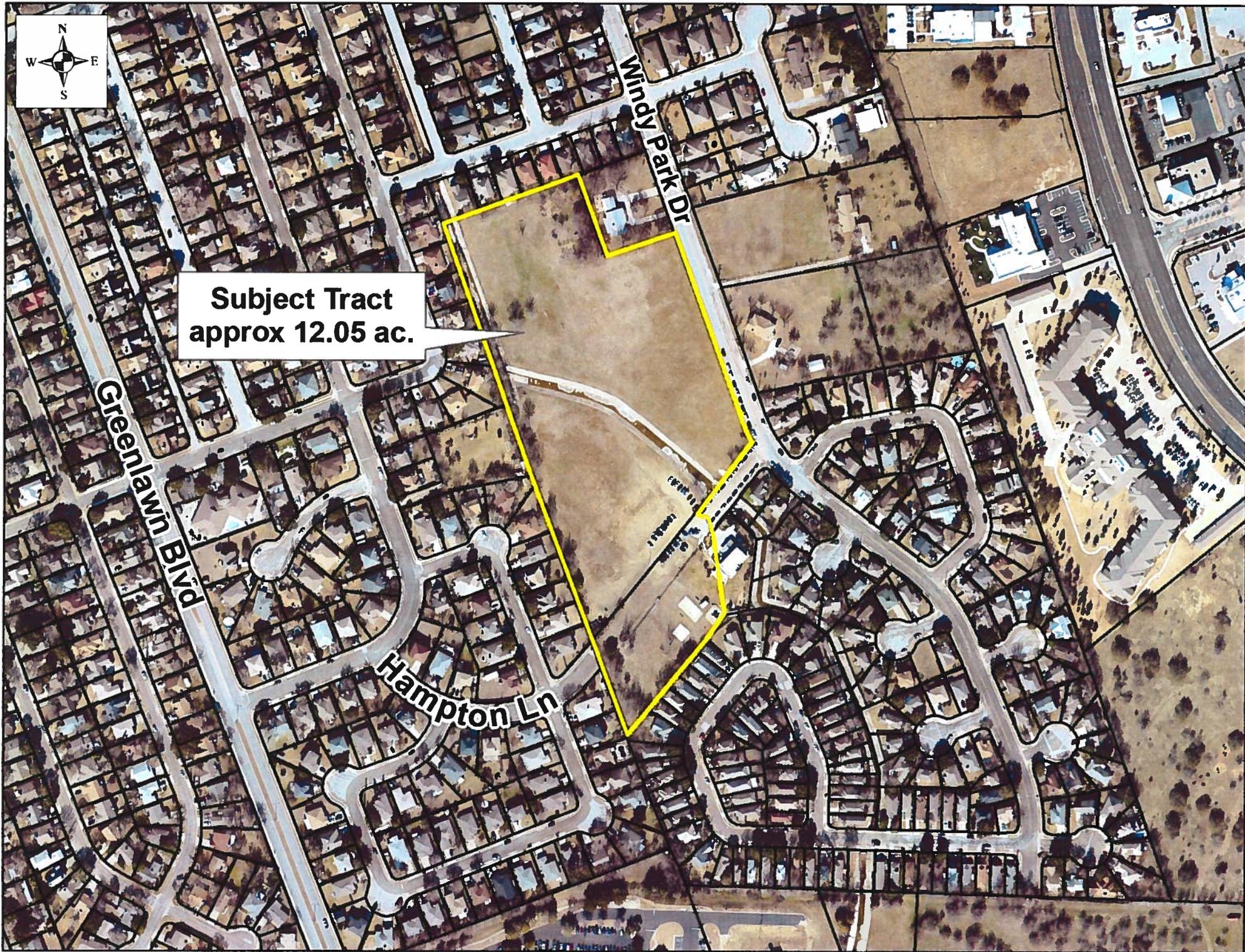


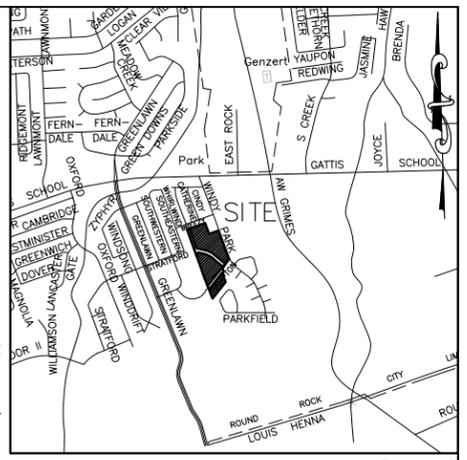
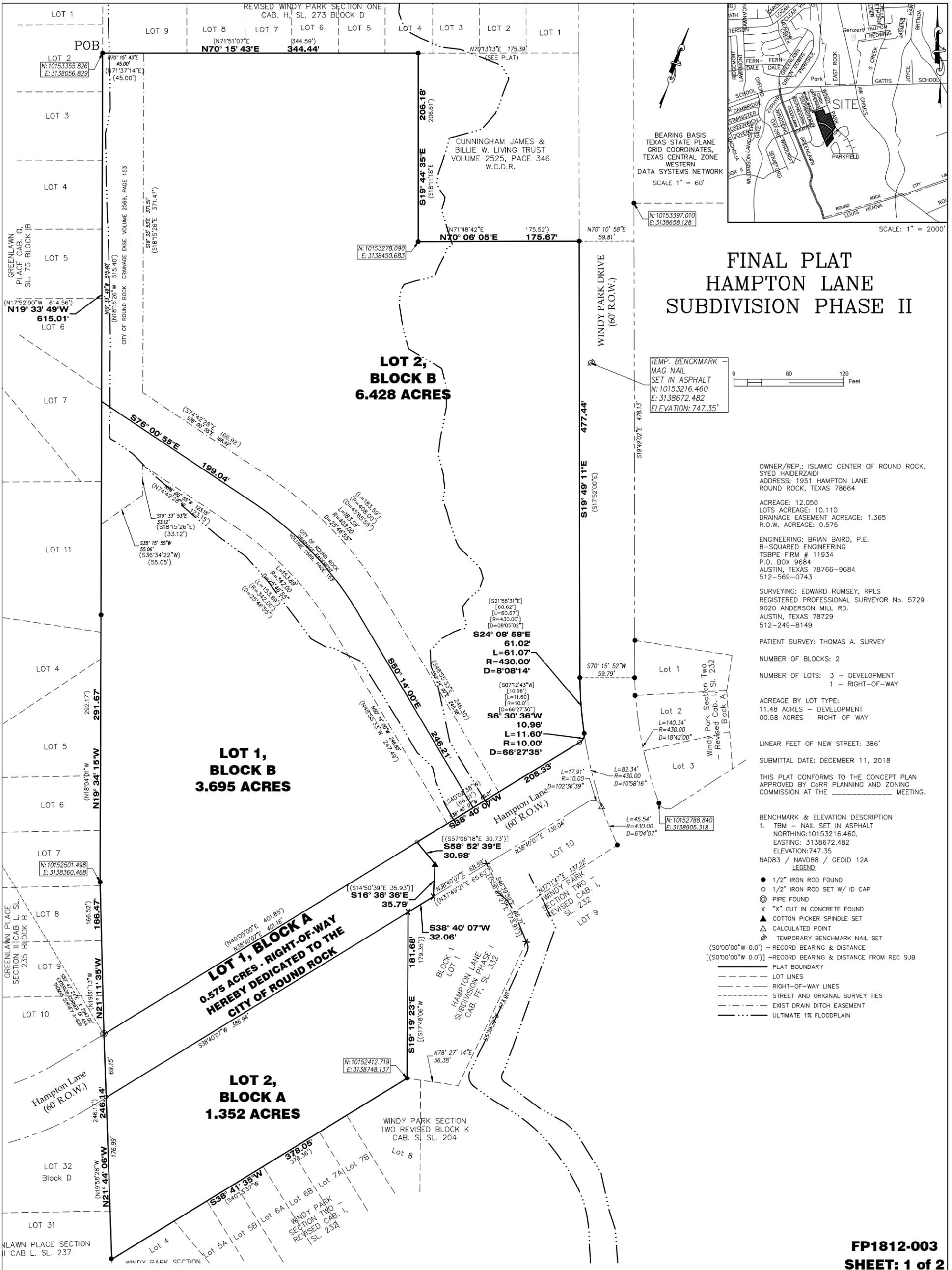
**Subject Tract
approx 12.05 ac.**

Grenlawn Blvd

Mindy Park Dr

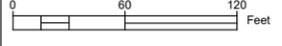
Hampton Ln





BEARING BASIS
TEXAS STATE PLANE
GRID COORDINATES,
TEXAS CENTRAL ZONE
WESTERN
DATA SYSTEMS NETWORK
SCALE 1" = 60'

TEMP. BENCHMARK
MAG NAIL
SET IN ASPHALT
N: 10153216.460
E: 3138672.482
ELEVATION: 747.35'



FINAL PLAT HAMPTON LANE SUBDIVISION PHASE II

OWNER/REP.: ISLAMIC CENTER OF ROUND ROCK,
SYED HAIDERZAI
ADDRESS: 1951 HAMPTON LANE
ROUND ROCK, TEXAS 78664

ACREAGE: 12.050
LOTS ACREAGE: 10.110
DRAINAGE EASEMENT ACREAGE: 1.365
R.O.W. ACREAGE: 0.575

ENGINEERING: BRIAN BAIRD, P.E.
B-SQUARED ENGINEERING
TSBPE FIRM # 11934
P.O. BOX 9684
AUSTIN, TEXAS 78766-9684
512-569-0743

SURVEYING: EDWARD RUMSEY, RPLS
REGISTERED PROFESSIONAL SURVEYOR No. 5729
9020 ANDERSON MILL RD.
AUSTIN, TEXAS 78729
512-249-8149

PATIENT SURVEY: THOMAS A. SURVEY

NUMBER OF BLOCKS: 2
NUMBER OF LOTS: 3 - DEVELOPMENT
1 - RIGHT-OF-WAY

ACREAGE BY LOT TYPE:
11.48 ACRES - DEVELOPMENT
00.58 ACRES - RIGHT-OF-WAY

LINEAR FEET OF NEW STREET: 386'
SUBMITTAL DATE: DECEMBER 11, 2018

THIS PLAT CONFORMS TO THE CONCEPT PLAN
APPROVED BY CoRR PLANNING AND ZONING
COMMISSION AT THE _____ MEETING.

BENCHMARK & ELEVATION DESCRIPTION
1. TBM - NAIL SET IN ASPHALT
NORTHING: 10153216.460,
EASTING: 3138672.482
ELEVATION: 747.35
NAD83 / NAVD88 / GEOID 12A
LEGEND

- 1/2" IRON ROD FOUND
 - 1/2" IRON ROD SET W/ ID CAP
 - ⊙ PIPE FOUND
 - X "X" CUT IN CONCRETE FOUND
 - ▲ COTTON PICKER SPINDLE SET
 - △ CALCULATED POINT
 - ⊕ TEMPORARY BENCHMARK NAIL SET
- (S0°00'00"W 0.0') - RECORD BEARING & DISTANCE
[(S0°00'00"W 0.0')] - RECORD BEARING & DISTANCE FROM REC SUB
- PLAT BOUNDARY
- - - LOT LINES
- - - RIGHT-OF-WAY LINES
- - - STREET AND ORIGINAL SURVEY TIES
- - - EXIST DRAIN DITCH EASEMENT
- - - ULTIMATE 1% FLOODPLAIN

