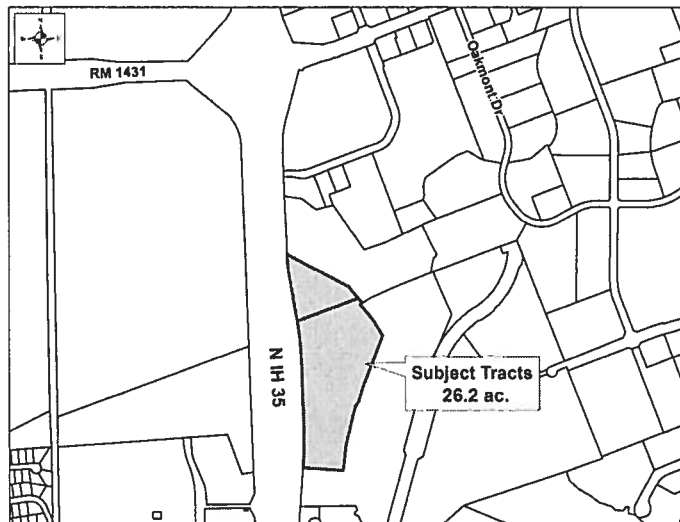


**Shops South of University Oaks Blvd.
PRELIM PLAT PP1909-002**



CASE PLANNER: CAITLYN REEVES

REQUEST: Approval of a revised Preliminary Plat for the addition of 1 development lot.

ZONING AT TIME OF APPLICATION: C-1a (General Commercial - Limited)

DESCRIPTION: 26.2 acres out of the David Curry Survey, Abstract No. 130 & Ephraim Evans Survey, Abstract No. 212

CURRENT USE OF PROPERTY: Vacant and undeveloped.

GENERAL PLAN LAND USE DESIGNATION: Commercial and Open Space

ADJACENT LAND USE:

North: Vacant/Undeveloped Commercial - Zoned (PUD No. 112)
 South: Vacant and Undeveloped - Zoned LI (Light Industrial)
 East: Vacant and Undeveloped - Zoned LI (Light Industrial)
 West: N. IH-35 Right-of-Way (Unzoned)

PROPOSED LAND USE: Commercial pad sites

<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:	6	8.7
Industrial:	0	0
Open/Common Space:	3	15.9
ROW:	1	1.608
Parkland:	0	0
Other:	0	0
TOTALS:	10	26.2

Owner:
 1493 Round Rock, LLC & KPM Ventures, Ltd
 Matthew Barrier
 P.O. Box 941428
 Plano, TX 75094

Agent:
 LJA Engineering, Inc.
 Joseph Longaro
 7500 Rialto Blvd., Bldg. 2, Ste. 100
 Austin, TX 78735

Shops South of University Oaks Blvd. (Revised)
PRELIM PLAT PP1909-002

HISTORY: The Planning and Zoning Commission approved the Shops South of University Oaks Boulevard Concept Plan on December 5, 2018, and the Preliminary Plat on June 19, 2019. This revision is to add 1 development lot.

DATE OF REVIEW: October 16, 2019

LOCATION: Generally located southeast of the intersection of University Boulevard and N. IH-35

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates the site for commercial purposes. The property is zoned C-1a (General Commercial - Limited) and allows commercial land uses such as offices, hotels, retail, and restaurants. The C-1a zoning district requires details that provide visual relief such as, variation of roof lines, arched windows, gabled windows, shutters, awnings, canopies, and decorative cornices.

Compliance with the Concept Plan: As shown, this preliminary plat is in compliance with the Concept Plan in (CP1811-001) approved on December 5, 2018.

Traffic, Access and Roads: The subject tract will have two access points on N. IH-35 frontage road; final locations will be determined at the site development plan stage. A Traffic Impact Analysis was deemed not necessary due to the construction of two deceleration lanes at the two access locations determined by TxDOT.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The subject property has an existing 12-inch water line and a 24-inch main located within the property, in existing easements, along the IH-35 North Frontage Road. Wastewater service will be obtained by connecting via an easement through the subject property to an existing wastewater main located on the eastern property line.

Drainage: A flood study (FLOOD1811-0003) has been completed and approved by the City and therefore the floodplain limits are shown on the plat. The subject property is located within the Brushy Creek Water Control & Improvement District (BCWCID) and has an established inundation easement. The property is located within the Edwards Aquifer recharge zone and a portion is within the FEMA 100-year floodplain. The applicant has indicated that storm water runoff will be detained onsite within the boundaries of the inundation easement.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Provide a block a lot number for the right-of-way lot.
2. Revise note 9 to state, "All minimum finished floor elevations shall be a minimum of two (2) feet above the ultimate 1% annual chance floodplain and inundation easement as depicted."
3. Provide minimum finished floor elevations for all development lots.



RM 1431

Oakmont Dr

NH 35

Subject Tracts
26.2 ac.

