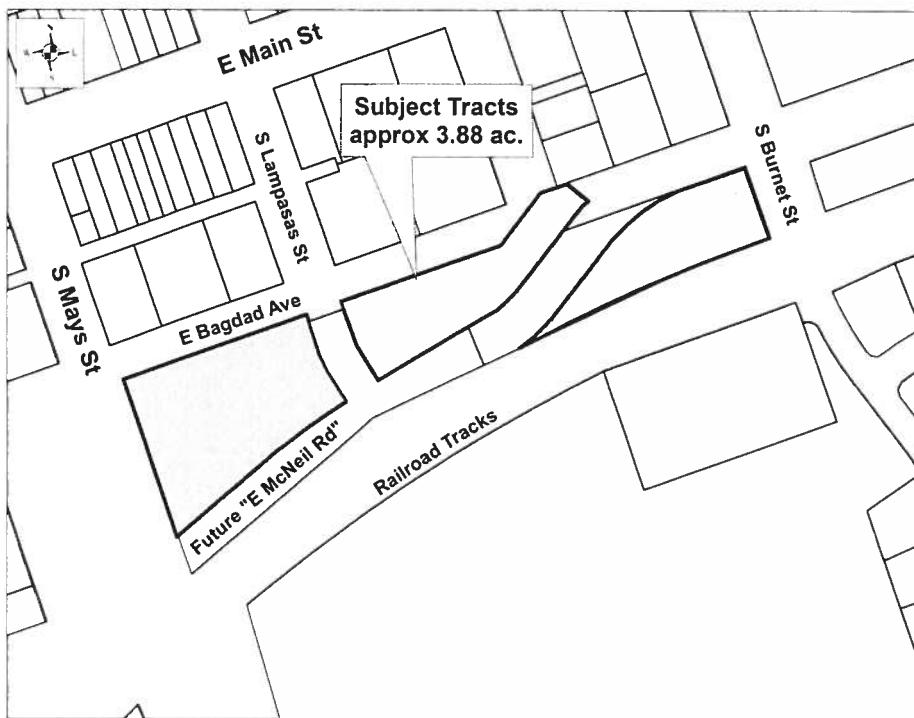


**The Depot Townhomes Preliminary Plat
PRELIM PLAT PP1703-001**



CASE PLANNER: David Fowler

REQUEST: Approval of Preliminary Plat

ZONING AT TIME OF APPLICATION: MU-1

DESCRIPTION: 3.88 acres out of the Wiley Harris Survey, Abstract No. 298

CURRENT USE OF PROPERTY: Industrial

GENERAL PLAN LAND USE DESIGNATION: Downtown Mixed Use

ADJACENT LAND USE:

North: Public Facility
South: Railroad
East: Vacant
West: Downtown mixed use

PROPOSED LAND USE: Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	82	2.71
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	2	1.17
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	84	3.88

Owner:
ROUND ROCK CITY OF
221 E MAIN ST
ROUND ROCK, TX 78664-

Agent
Waeltz & Prete, Inc.
Antonio A. Prete
3000 Joe DiMaggio Blvd. #72
Round Rock, TX 78665

The Depot Townhomes
PRELIM PLAT **PP1703-001**

HISTORY: The Planning and Zoning Commission recommended approval for the Depot Townhomes rezoning on April 5, 2017.

DATE OF REVIEW: April 19, 2017

LOCATION: South of E. Bagdad Avenue between S. Mays Street and S. Burnet St.

STAFF REVIEW AND ANALYSIS:

Overview: This is the Preliminary Plat for the creation of the Depot, a townhouse development that will cover three blocks containing 82 residential lots on the site formerly occupied by Builder's Gypsum, north of the Union Pacific railroad tracks and south of City Hall. This preliminary plat precedes the final plats, which will be heard on the same agenda, presuming approval of the preliminary plat. Phase one of the Preliminary Plat includes the easternmost residential block plus all the streets to be dedicated as part of the plat. Phases two and three represent the other two residential blocks.

General Plan and Zoning: The general plan designation for the plat area is Downtown Mixed Use. The current zoning is MU-1, but a pending zoning change creating Planned Unit Development 110 is scheduled to be heard at City Council on April 27, 2017. The Planned Unit Development specifies that an area, coterminous with the preliminary plat area, will be rezoned to allow for the development of approximately 82 townhomes. The PUD specifies that residential units must be at least 15 feet wide and contain at least two garage parking spaces per unit. The PUD allows for optional ground floor retail in units which front on public streets. Units fronting on internal courtyards are allowed to have live-work configurations in which the resident of a townhouse may also operate a business within their unit.

Traffic, Access and Roads: The proposed townhome development will provide access to residential units via both public streets and via private alleys. Street access will primarily be via E. Bagdad Avenue and a future extension of McNeil Road, which is part of the plat. Additional access will be via three north-south streets: S. Lampasas Street, S. Sheppard St. and S. Burnet St. The existing north-south streets to be extended in the plat will provide frontage but not alley or garage access to residential units. The private alleys for the western two blocks of the project on phases two and three will access E. Bagdad Avenue. The alleys for phase one will access both McNeil Road and E. Bagdad Ave.

Water and Wastewater Service: Existing city water and wastewater lines are adjacent to all three blocks of the subdivision. The developer proposes to provide private water and wastewater lines internally to the three blocks to serve the residences. The developer will pay the cost to upsize the water and wastewater lines to provide the additional capacity necessary for the development.

Drainage: The development will participate in the City of Round Rock's Regional Storm Water Management Program. While there will be no on-site detention provided, water quality treatment will be provided in the design of the McNeil Road extension. Because of the existing industrial development on the site, the proposed townhouse development does not cause a significant change in impervious surface in the area to be platted.

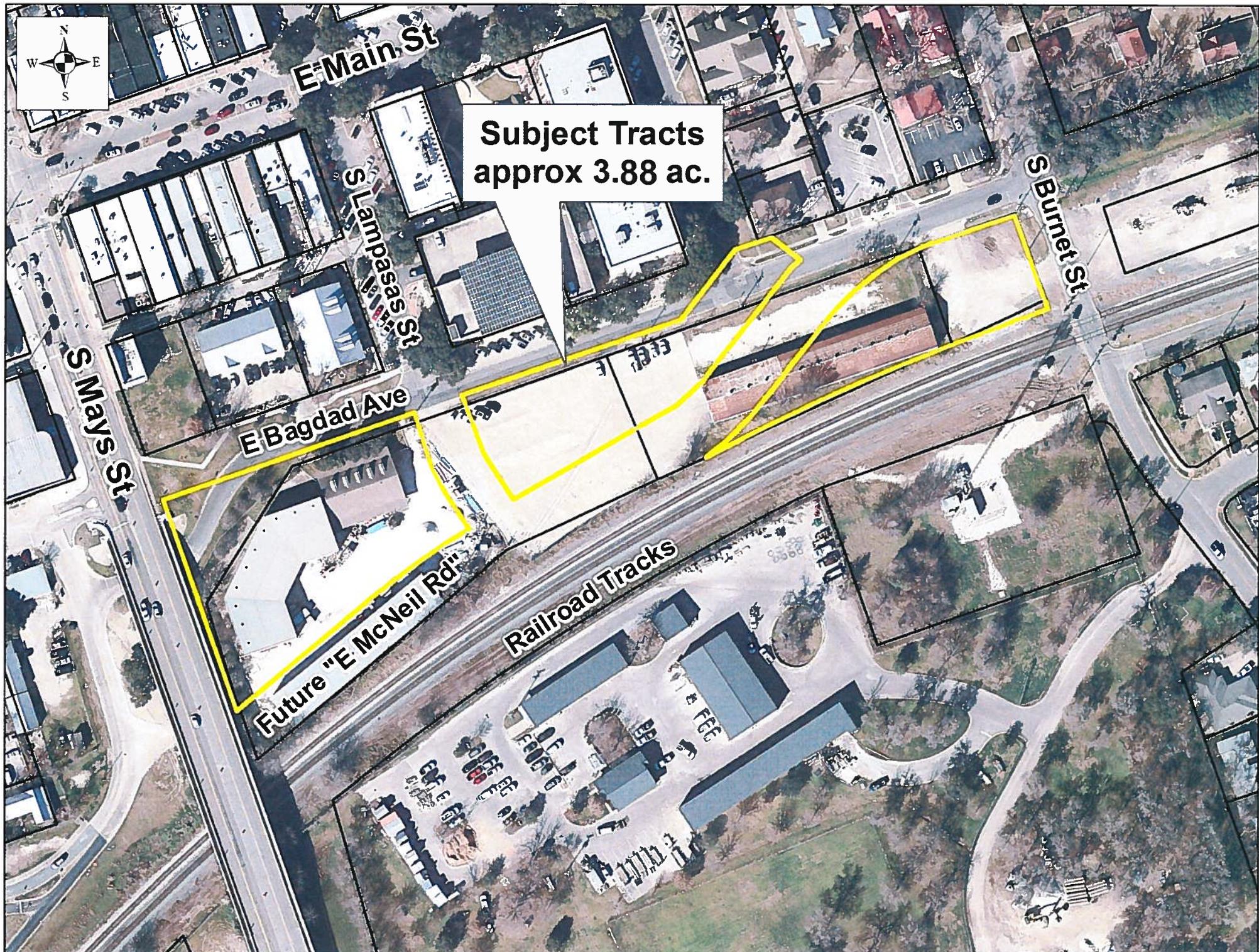
**The Depot Townhomes
PRELIM PLAT PP1703-001**

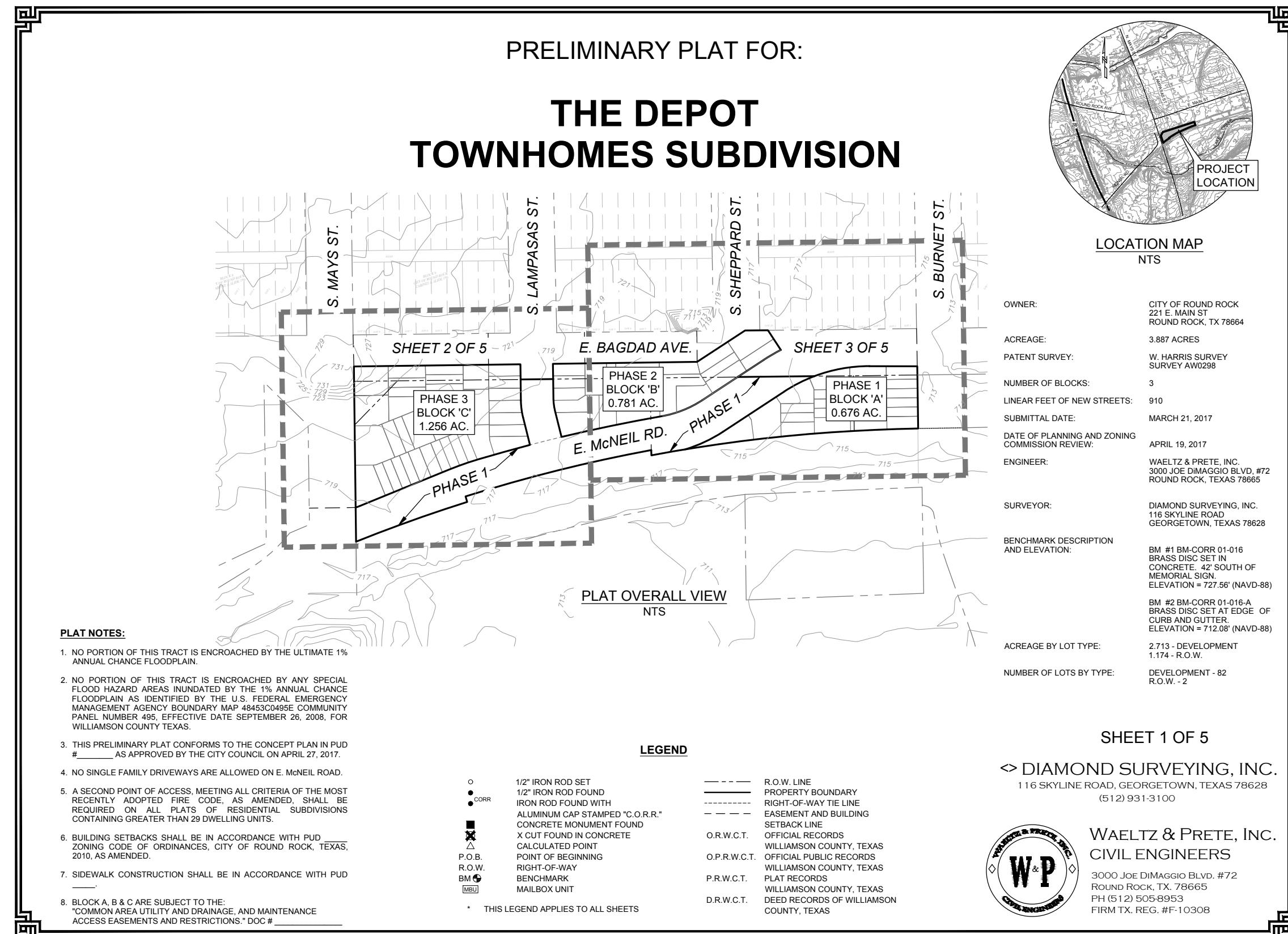
Additional Considerations: The residential lots are configured so that each residential lot accessing a private alley extends to the midpoint of the adjacent alley. To avoid any maintenance or access conflicts possible with this configuration, a common area agreement covering maintenance of and access to the alleys will be in place before residents move into the townhouses.

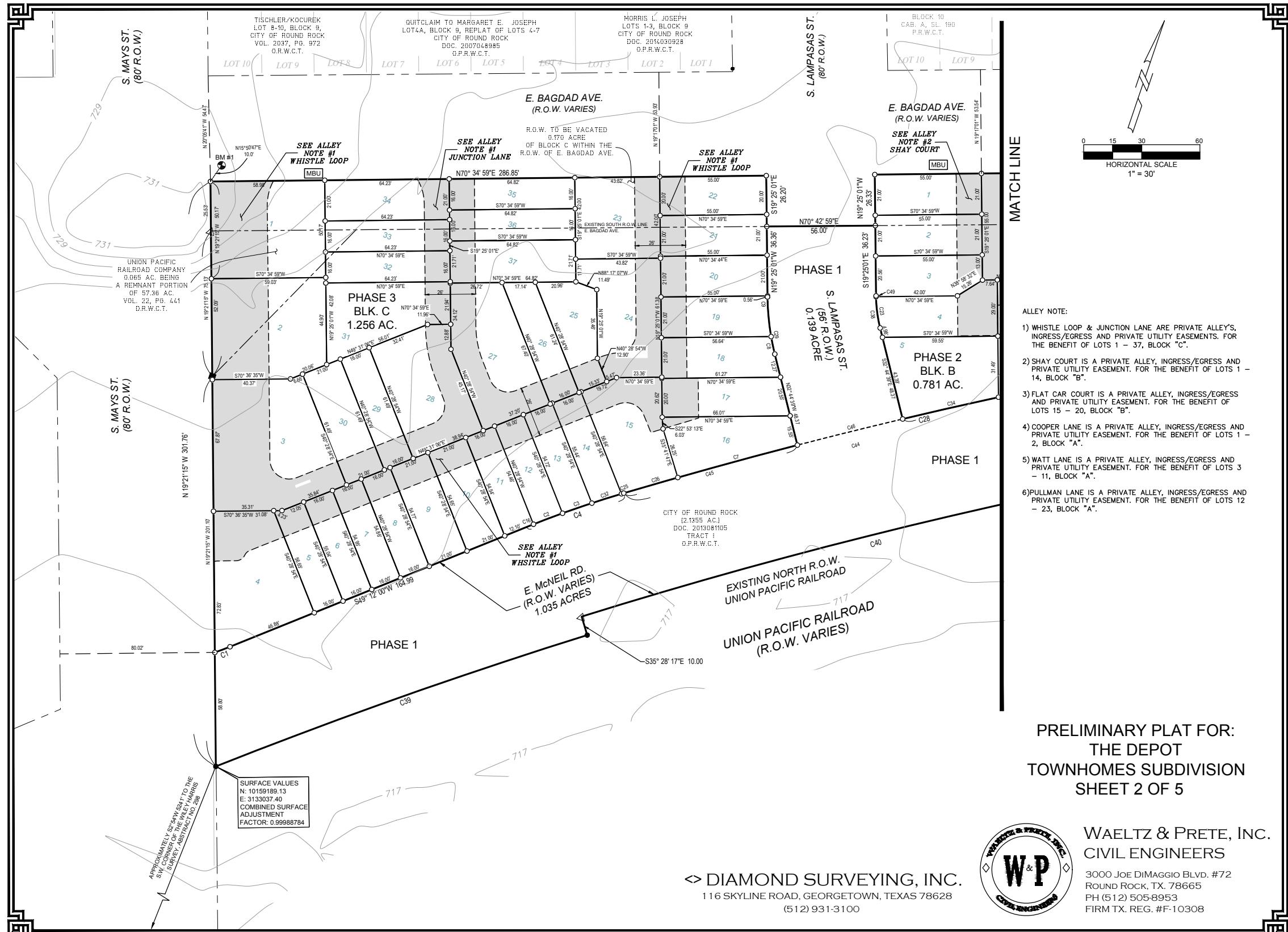
RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

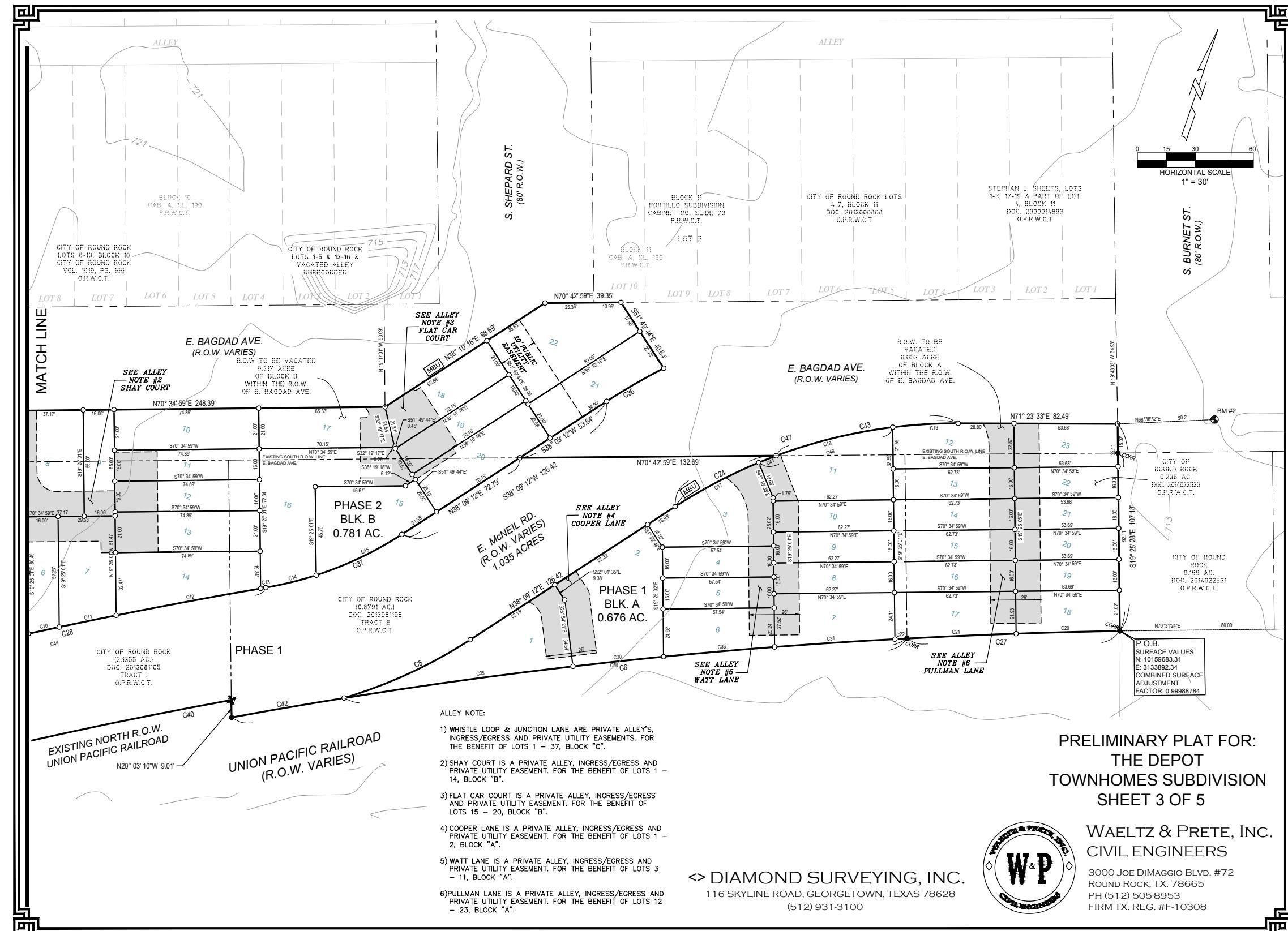
- 1) Fill in all PUD and document numbers left blank in current submittal.
- 2) Change Note # 4 to the following: With the exception of Lots 21 and 22, Block B, no unit shall take direct driveway access to any public right-of-way.
- 3) Please change suffix of all cul-de-sac alleys to "Cove" or "Court."







<> DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100



CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	8.37'	167.00'	2°52'16"	N50°38'08"E	8.37'
C2	16.00'	549.00'	1°40'12"	S50°26'31"W	16.00'
C3	16.02'	549.00'	1°40'18"	S52°06'46"W	16.02'
C4	53.15'	549.00'	5°32'48"	S51°58'24"W	53.13'
C5	72.22'	252.00'	16°25'15"	N46°21'49"E	71.98'
C6	352.09'	2700.08'	7°28'17"	S64°30'34"W	351.84'
C7	63.93'	2762.50'	1°19'33"	S56°00'44"W	63.93'
C8	9.24'	128.00'	4°08'17"	S30°40'31"E	9.24'
C9	20.53'	128.00'	9°11'22"	S24°00'32"E	20.51'
C10	16.33'	2,762.50'	0°20'19"	S59°03'27"W	16.33'
C11	30.09'	2,762.50'	0°37'27"	S59°32'20"W	30.09'
C12	76.03'	2,762.50'	1°34'37"	S60°38'21"W	76.03'
C13	2.68'	2,762.50'	0°03'20"	S61°27'20"W	2.68'
C14	26.91"	187.00'	8°14'45"	S57°21'38"W	26.89'
C15	49.23'	187.00'	15°05'03"	S45°41'44"W	49.09'
C16	3.90'	549.00'	0°24'25"	S49°24'12"W	3.90'
C17	48.94'	267.00'	10°30'09"	N43°24'17"E	48.87'
C18	62.23'	267.00'	13°21'18"	N57°25'14"E	62.09'
C19	33.99'	267.00'	7°17'40"	N67°44'43"E	33.97'
C20	53.70'	3,062.12'	1°00'17"	S69°40'03"W	53.70'
C21	56.51'	3,062.12'	1°03'27"	S68°38'11"W	56.51'
C22	6.26'	2700.08'	0°07'58"	S68°10'43"W	6.26'
C23	16.31'	72.00'	12°58'34"	N26°15'22"W	16.27'
C24	58.67'	267.00'	12°35'23"	S44°26'54"W	58.55'
C25	1.18'	549.00'	0°07'25"	S54°41'05"W	1.18'
C26	29.06'	2,762.50'	0°36'09"	N55°02'52"E	29.06'
C27	110.21'	3,062.12'	2°03'44"	S69°08'20"W	110.20'
C28	175.83'	2,762.50'	3°38'48"	N59°39'36"E	175.80'
C29	29.77'	128.00'	13°19'38"	N26°04'43"W	29.71'
C30	47.15'	2,700.08'	1°00'02"	S65°03'50"W	47.15'
C31	62.37'	2700.08'	1°19'24"	S67°27'02"W	62.36'
C32	16.05'	549.00'	1°40'28"	S53°47'09"W	16.05'
C33	57.71'	2,700.08'	1°13'29"	S66°10'36"W	57.71'
C34	50.70'	2,762.50'	1°03'05"	S58°21'45"W	50.70'
C35	119.60'	2,700.08'	2°32'17"	S63°17'41"W	119.59'
C36	34.16'	332.00'	5°53'43"	S41°06'04"W	34.14'
C37	76.14'	187.00'	23°19'48"	N49°49'06"E	75.62'
C38	16.75'	72.00'	13°19'34"	S26°04'52"E	16.71'
C39	203.31'	2,698.78'	4°18'59"	S51°42'34"W	203.26'
C40	329.86'	2,708.78'	6°58'38"	S57°20'36"W	329.66'
C41	9.73'	267.00'	2°05'14"	N49°41'58"E	9.73'
C42	59.00'	2,700.08'	1°15'07"	S61°23'59"W	59.00'
C43	96.23'	267.00'	20°38'57"	N61°04'04"E	95.71'
C44	324.82'	2,762.50'	6°44'13"	N58°06'54"E	324.63'
C45	92.99'	2762.50'	1°55'43"	S55°42'39"W	92.98'
C46	56.00'	2762.50'	1°09'41"	S57°15'21"W	56.00'
C47	154.89'	267.00'	33°14'21"	N54°46'22"E	152.73'
C48	71.96'	267.00'	15°26'32"	N56°22'37"E	71.74'
C49	0.44'	72.00'	0°20'59"	N19°35'35"W	0.44'
C50	293.09'	2700.08'	6°13'10"	S65°08'07"W	292.95'

AREA WITHIN SUBDIVISION : 3.887 ACRES (169,332 SF)

AREA OF LOTS BY BLOCK:

BLOCK A: 0.676 AC (29,442 SF)
 BLOCK B: 0.781 AC (34,039 SF)
 BLOCK C: 1.256 AC (54,725 SF)

AREA OF R.O.W.: 1.174 AC (51,126 SF)

AREA TABLE					
BLOCK 'A'		BLOCK 'B'		BLOCK 'C'	
Area Table					
Lot #	Sq. Ft.	Lot #	Sq. Ft.	Lot #	Sq. Ft.
1	2205	22	859	1	2960
2	2925	23	1207	2	3010
3	1871	3	1103	3	3875
4	921	4	1406	4	2702
5	921	5	2033	5	884
6	1287	6	942	6	880
7	1600	7	1604	7	878
8	996	8	2044	8	877
9	996	9	880	9	1149
10	996	10	1573	10	1146
11	2039	11	1198	11	872
12	1438	12	1198	12	873
13	1004	13	1573	13	881
14	1004	14	1926	14	896
15	1004	15	1933	15	1947
16	1004	16	2941	16	1537
17	1438	17	1423	17	1273
18	1150	18	1398	18	1236
19	859	19	1122	19	1166
20	859	20	1619	20	1155
21	859	21	1468	22	2345

RIGHT-OF-WAY: (LINEAR FOOTAGE/AREA)

STREET NAME	*ROW WIDTH	LINEAR FOOTAGE	AREA	CLASS	PAVEMENT WIDTH	DESIGN SPEED
E. MCNEIL RD.	65'	770'	1.035 AC	LOCAL	39' F-F	25
S. LAMPASAS STREET	56'	104'	0.139 AC	LOCAL	25' F-F	25

*R.O.W. WIDTHS VARY

PRELIMINARY PLAT FOR:
 THE DEPOT
 TOWNHOMES SUBDIVISION
 SHEET 4 OF 5



WAELTZ & PRETE, INC.
 CIVIL ENGINEERS
 3000 JOE DiMAGGIO BLVD. #72
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METES AND BOUNDS DESCRIPTION

FOR A 3.887 ACRE TRACT OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 2.1355 ACRE TRACT OF LAND (TRACT I), ALL OF THE CALLED 0.8791 ACRE TRACT OF LAND (TRACT II) CONVEYED TO THE CITY OF ROUND ROCK, TEXAS, AS RECORDED IN DOCUMENT NO. 201308105, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND ALL OF THE CALLED 0.236 ACRE TRACT OF LAND CONVEYED TO THE CITY OF ROUND ROCK, TEXAS, RECORDED IN DOCUMENT NO. 2014022530, (O.P.R.W.C.T.), AND A 0.065 ACRE TRACT OF LAND BEING A REMNANT PORTION OF THE CALLED 57.36 ACRE TRACT OF LAND CONVEYED TO UNION PACIFIC RAILROAD COMPANY RECORDED IN VOLUME 22, PAGE 441, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING 0.540 ACRE WITHIN THE RIGHT-OF-WAY OF E. BAGDAD AVENUE (80' RIGHT-OF-WAY WIDTH) PER CABINET A, SLIDE 190, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 3.887 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found with aluminum cap stamped "CORR" on the southeast corner of said 0.236-acre CITY OF ROUND ROCK tract, same being on the southwest corner of a called 0.169 acre tract of land conveyed to the CITY OF ROUND ROCK, TEXAS, recorded in Document No. 2014022531, (O.P.R.W.C.T.), same being on a point in the curving northerly right-of-way line of the UNION PACIFIC RAILROAD, monumenting the southeast corner and **POINT OF BEGINNING** hereof;

THENCE with the southerly boundary line of said 0.236-acre CITY OF ROUND ROCK tract, same being with said northerly right-of-way line of the UNION PACIFIC RAILROAD with an arc of **a curve to the left** having a delta angle of **2°03'44"**, an arc length of **110.21 feet**, a radius of **3062.12 feet**, a chord which bears **S69°08'20"W** for a distance of **110.20 feet**, to an iron rod found with aluminum cap stamped "CORR", on the southwest corner of said 0.236-acre CITY OF ROUND ROCK tract, same being on the southeast corner of said 0.8791-acre CITY OF ROUND ROCK tract, monumenting the end of this curve hereof;

THENCE with the common boundary line of said 0.8791-acre CITY OF ROUND ROCK tract and said UNION PACIFIC RAILROAD (right-of-way) the following two (2) courses and distances:

1. with an arc of **a curve to the left** having a delta angle of **7°28'17"**, an arc length of **352.09 feet**, a radius of **2700.08 feet**, a chord which bears **S64°30'34"W** for a distance of **351.84 feet**, to an iron rod found, on the southwest corner of said 0.8791-acre CITY OF ROUND ROCK tract, monumenting an angle point hereof;
2. **N20°03'10"W** for a distance of **9.01 feet** to an "X" CUT FOUND in concrete, on the southeast corner of said 2.1355-acre CITY OF ROUND ROCK tract, monumenting an angle point hereof;

THENCE with the southerly boundary line of said 2.1355-acre CITY OF ROUND ROCK tract, same being with the northerly right-of-way line of said UNION PACIFIC RAILROAD the following three (3) courses and distances:

1. with an arc of **a curve to the left** having a delta angle of **6°58'38"**, an arc length of **329.86 feet**, a radius of **2708.78 feet**, a chord which bears **S57°20'36"W** for a distance of **329.66 feet**, to a calculated point, for an angle point hereof;

2. **S35°28'17"E** for a distance of **10.00 feet** to an iron rod found, monumenting an angle point hereof;

3. with an arc of **a curve to the left** having a delta angle of **4°18'59"**, an arc length of **203.31 feet**, a radius of **2698.78 feet**, a chord which bears **S51°42'34"W** for a distance of **203.26 feet**, to an iron rod found on the southwest corner of said 2.1355-acre CITY OF ROUND ROCK tract, same being on a point in the easterly right-of-way line of MAYS STREET (80' right-of-way width), monumenting the southwest corner hereof;

THENCE **N19°21'15"W** with the westerly boundary line of said 2.1355-acre CITY OF ROUND ROCK tract, same being with said easterly right-of-way line of MAYS STREET, for a distance of **201.10 feet** to a concrete monument found on the most westerly northwest corner of said 2.1355-acre CITY OF ROUND ROCK tract, same being on the southerly corner of said 0.065 acre UNION PACIFIC RAILROAD tract, monumenting a point in the westerly boundary line hereof;

THENCE **N19°21'15"W** with the westerly boundary line of said 0.065-acre UNION PACIFIC RAILROAD tract, continuing with said easterly right-of-way line of MAYS STREET, for a distance of **75.13 feet** to a calculated point, on the northwest corner of said 0.065-acre UNION PACIFIC RAILROAD tract, same being on a point in the existing southerly right-of-way line of said E. BAGDAD AVENUE, for a point in the westerly boundary line hereof;

THENCE through the interior of said E. BAGDAD AVENUE the following three (3) courses and distances:

1. **N19°21'15"W** for a distance of **25.53 feet** to an iron rod set with cap marked "Diamond Surveying", monumenting the northwest corner hereof;
2. **N70°34'59"E** for a distance of **286.85 feet** to an iron rod set with cap marked "Diamond Surveying", monumenting an angle point hereof;
3. **S19°25'01"E** for a distance of **26.20 feet** to an iron rod set with cap marked "Diamond Surveying", on a point in the northerly boundary line of said 2.1355-acre CITY OF ROUND ROCK tract, same being on a point in said existing southerly right-of-way line of E. BAGDAD AVENUE, monumenting an angle point hereof;

THENCE **N70°42'59"E** with said northerly boundary line of said 2.1355-acre CITY OF ROUND ROCK tract, same being with said existing southerly right-of-way line of E. BAGDAD AVENUE, for a distance of **56.00 feet** to an iron rod set with cap marked "Diamond Surveying", monumenting an angle point hereof;

THENCE through the interior of said E. BAGDAD AVENUE the following three (3) courses and distances:

1. **N19°25'01"W** for a distance of **26.33 feet** to an iron rod set with cap marked "Diamond Surveying", monumenting an angle point hereof;
2. **N70°34'59"E** for a distance of **248.39 feet** to an iron rod set with cap marked "Diamond Surveying", monumenting an angle point hereof;
3. **N38°10'16"E** for a distance of **98.69 feet** to an iron rod set with cap marked "Diamond Surveying", on a point in southerly terminus line of SHEPPARD STREET (80' right-of-way width) as recorded in said Cabinet A, Slide 190, for an angle point hereof;

THENCE **N70°42'59"E** with said southerly terminus line of SHEPPARD STREET, for a distance of **25.36 feet** to an iron rod set with cap marked "Diamond Surveying", on southeast corner of said SHEPPARD STREET right-of-way line, same being on a point in the northerly right-of-way line of said E. BAGDAD AVENUE, same being on the southwest corner of LOT 10, BLOCK 11 of said Cabinet A, Slide 190, monumenting a point in the northerly boundary line hereof;

THENCE **N70°42'59"E** with said northerly right-of-way line of E. BAGDAD AVENUE, same being with the southerly boundary line of said LOT 10, for a distance of **13.99 feet** to an iron rod set with cap marked "Diamond Surveying", monumenting an angle point hereof;

THENCE through the interior of said E. BAGDAD AVENUE the following three (3) courses and distances:

1. **S51°49'44"E** for a distance of **40.64 feet** to an iron rod set with cap marked "Diamond Surveying", monumenting an angle point hereof;
2. with an arc of **a curve to the left** having a delta angle of **5°53'43"**, an arc length of **34.16 feet**, a radius of **332.00 feet**, a chord which bears **S41°06'04"W** for a distance of **34.14 feet**, to an iron rod set with cap marked "Diamond Surveying", monumenting the end of this curve hereof;
3. **S38°09'12"W** for a distance of **53.64 feet** to an iron rod set with cap marked "Diamond Surveying", on a point in the northerly boundary line of said 0.8791-acre CITY OF ROUND ROCK tract, same being on a point in said existing southerly right-of-way line of E. BAGDAD AVENUE, monumenting an angle point hereof;

THENCE **N70°42'59"E** with said northerly boundary line of said 0.8791-acre CITY OF ROUND ROCK tract, same being with said existing southerly right-of-way line of E. BAGDAD AVENUE, for a distance of **132.69 feet** to an iron rod set with cap marked "Diamond Surveying", monumenting an angle point hereof;

THENCE through the interior of said E. BAGDAD AVENUE the following three (3) courses and distances:

1. with an arc of **a curve to the right** having a delta angle of **20°38'57"**, an arc length of **96.23 feet**, a radius of **267.00 feet**, a chord which bears **N61°04'04"E** for a distance of **95.71 feet**, to an iron rod set with cap marked "Diamond Surveying", monumenting the end of this curve hereof;
2. **N71°23'33"E** for a distance of **82.49 feet** to an iron rod set with cap marked "Diamond Surveying", monumenting the northeast corner hereof;
3. **S19°25'28"E** for a distance of **15.07 feet** to an iron rod found with aluminum cap stamped "CORR", on the northeast corner of said 0.236-acre CITY OF ROUND ROCK tract, same being on the northwest corner of said 0.169-acre CITY OF ROUND ROCK tract, monumenting a point in the easterly boundary line hereof;

THENCE **S19°25'28"E** with the easterly boundary line of said 0.236-acre CITY OF ROUND ROCK tract, same being with the westerly boundary line of said 0.169-acre CITY OF ROUND ROCK tract, for a distance **92.11 feet** to the **POINT OF BEGINNING** hereof and containing 3.887 acres of land or less.

BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM. All distances are surface distances. Combined Surface Adjustment Factor used for this survey is 0.99988784.

PRELIMINARY PLAT FOR:
THE DEPOT
TOWNHOMES SUBDIVISION
SHEET 5 OF 5

WAELTZ & PRETE, INC.

CIVIL ENGINEERS

3000 JOE DiMAGGIO BLVD. #72

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