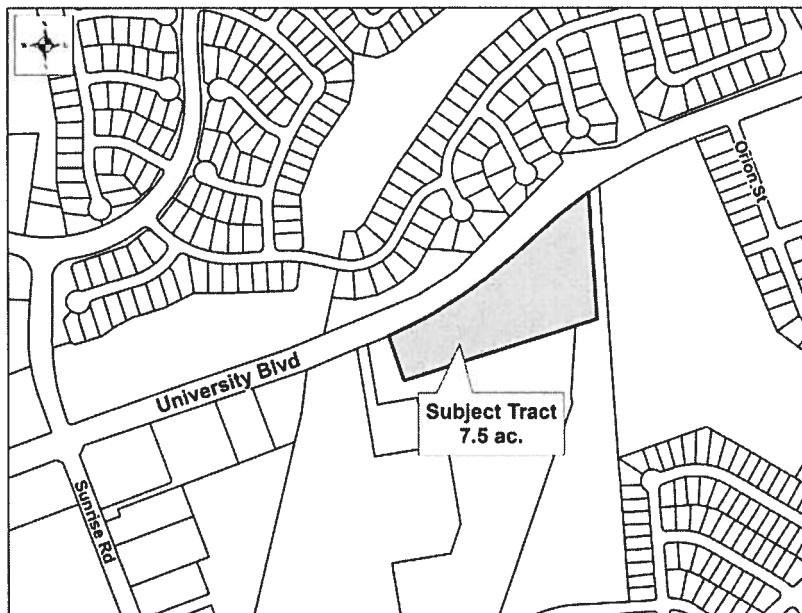


University Crossing
PRELIMINARY PLAT PP1812-001



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Preliminary Plat to create 6 development lots and 1 detention/water quality lot

ZONING AT TIME OF APPLICATION: Unzoned - ETJ (Extraterritorial Jurisdiction)

DESCRIPTION: 7.5 acres out of the N.B. Anderson Survey, Abstract No. 29

CURRENT USE OF PROPERTY: Vacant and Undeveloped

GENERAL PLAN LAND USE DESIGNATION: Residential and Commercial

ADJACENT LAND USE:

North: University Boulevard Right-of-Way (Unzoned) - ETJ (Extraterritorial Jurisdiction)

South: Multifamily - Zoned PUD (Planned Unit Development) No. 90

East: Multifamily - Zoned PUD (Planned Unit Development) No. 90

West: Multifamily - Zoned PUD (Planned Unit Development) No. 90

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	6.84
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	1	0.66
TOTALS:	7	7.5
Owner: A&W Limited Partnership Rene Arredondo 1626 Medical Center St., Ste. 500 El Paso, TX 79902	Agent: Waeltz & Prete, Inc. Antonio Prete, PE 211 N. A.W. Grimes Blvd. Round Rock, TX 78665	

**University Crossing
PRELIMINARY PLAT PP1812-001**

HISTORY: The subject tract is currently in the City's ETJ (Extraterritorial Jurisdiction) and the Applicant has requested annexation into the City of Round Rock. Action on a General Plan Amendment (GP1811-001), Annexation (AN1811-003), and Original Zoning (ZON1811-006) applications are scheduled for consideration on the February 28, 2019 City Council agenda.

DATE OF REVIEW: January 9, 2019

LOCATION: South of University Boulevard and east of Sunrise Road

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates the subject tract for residential and commercial purposes. A request to amend the Future Land Use Map in the General Plan on a portion of the tract from residential to commercial is scheduled for consideration on the February 28, 2019 City Council agenda. The subject tract is currently in the City's ETJ (Extraterritorial Jurisdiction) and is unzoned. However, an Original Zoning application request to C-1a (General Commercial – Limited) will be heard by the City Council at their February 28, 2019 meeting. The Planning & Zoning Commission recommended approval of the General Plan Amendment and Original Zoning request at their December 5, 2018 meeting.

The C-1a (General Commercial - Limited) zoning district will allow commercial land uses such as offices, hotels, retail, and restaurants by right. The C-1a development standards require that the exterior building materials be a minimum of 75% natural stone, simulated stone, brick, stone-face or split-face CMU. The remainder of the exterior may be stucco, fiber cement siding, architectural steel or metal.

Traffic, Access and Roads: The subject tract will have access from University Boulevard. The driveway access points will be determined during the site development plan review stage. A decision on whether a full TIA (Traffic Impact Analysis) will be required has been deferred to the site development stage of the project.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The property will connect to an existing water line to the north of the tract along University Boulevard. Wastewater will be connected to an existing public wastewater line located along the southwest property line.

Drainage: This tract is within the Edwards Aquifer Recharge Zone. Therefore, water quality is required for the tract. A detention/water quality pond will be provided for the tract on Lot 1. Lot 1 will treat and detain the proposed storm water flows. There is also an off-site drainage area that drains across the tract, which will convey drainage along the University Boulevard right-of-way.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Prior to submittal of a Final Plat, an Affidavit of Ownership shall be provided.
2. Prior to Final Plat recordation, the subject tract shall be annexed and zoned into the City of Round Rock.
3. Depict and label public storm sewer easements across lots 2 through 5.
4. Revise proposed easement labels to "Proposed" from "Hereby Dedicated."
5. Clarify if the hatched area on lots 1 and 2 are proposed to be dedicated to the City as right-of-way.
6. Depict in schematic, with appropriate labeling, right-of-way dedication of up to 65' from the existing centerline of University Boulevard to comply with the adopted Transportation

**University Crossing
PRELIMINARY PLAT PP1812-001**

Master Plan.

7. Add the following note to the preliminary plat: A maximum of two shared driveways, spaced a minimum of 400 feet from existing and proposed driveway, shall be allowed for Lots 1 to 7, inclusive. Cross-lot access shall be provided between all subdivided lots.
8. Trip generation numbers, and potentially a Traffic Impact Analysis, shall be submitted prior to or in tandem with the first site development permit.



University Blvd.

Sunrise Rd

Orion St

**Subject Tract
7.5 ac.**



OWNER: A & W LIMITED PARTNERSHIP
C/O RENE ARREDONDO
1626 MEDICAL CENTER ST. SUITE 500
EL PASO, TEXAS 79902

ACREAGE: 7.499 ACRES

PATENT SURVEY: N.B. ANDERSON SURVEY, ABSTRACT 29

NUMBER OF BLOCKS: 1

ACREAGE BY LOT TYPE: 6.835 - DEVELOPMENT
0.664 - DETENTION/WATER QUALITY

NUMBER OF LOTS BY TYPE: 6 - DEVELOPMENT
1 - DETENTION/WATER QUALITY

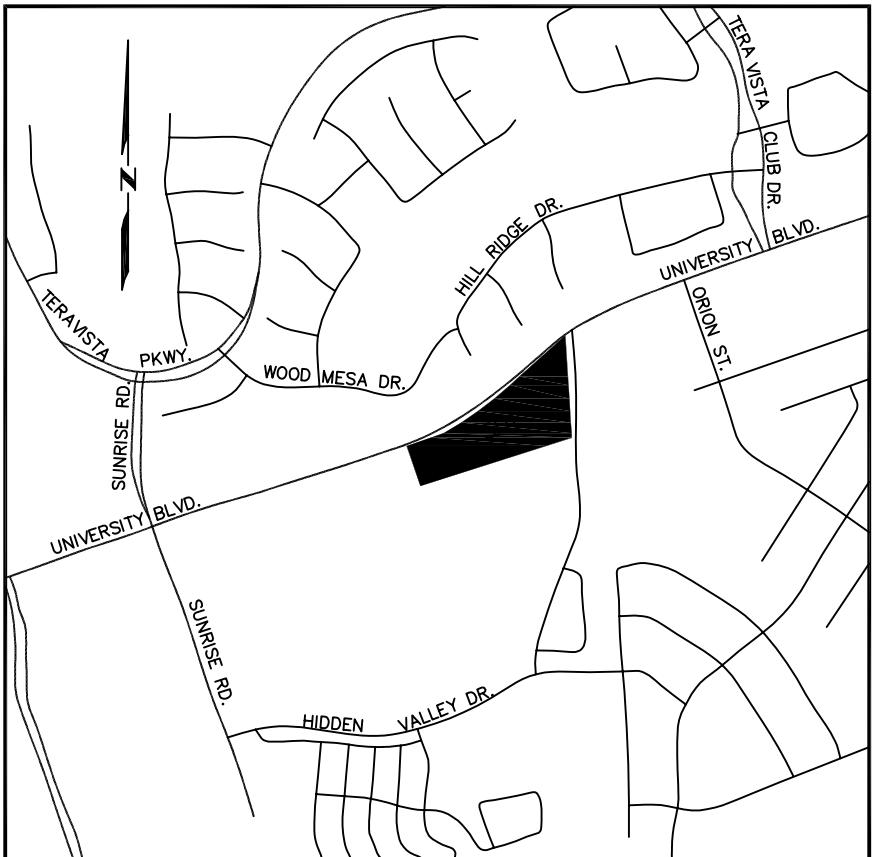
LINEAR FEET OF NEW STREETS: 0

SUBMITTAL DATE: DECEMBER 26, 2018

DATE OF PLANNING AND ZONING COMMISSION REVIEW: JANUARY 9, 2019

ENGINEER: ANTONIO A. PRETE, P.E.
WAELTZ & PRETE, INC.
3000 JOE DIMAGGIO BLVD, #72
ROUND ROCK, TEXAS 78665

SURVEYOR: SHANE SHAFER, RPLS #5281
DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TEXAS 78628



VICINITY MAP
(NOT TO SCALE)

BENCHMARK: CONTROL POINT #2
ELEVATION = 780.49'
1/2" IRON ROD SET WITH CAP MARKED
"CONTROL POINT" APPROXIMATELY 650 FEET WEST
OF THE INTERSECTION OF ORION STREET AND
UNIVERSITY BLVD., APPROXIMATELY 7.5 FEET
SOUTH OF EDGE OF PAVEMENT OF UNIVERSITY
BLVD., APPROXIMATELY 4.5 FEET EAST OF
A CONCRETE DRIVEWAY, AND APPROXIMATELY 10
FEET NORTHWEST OF A POWER POLE.

VERTICAL DATUM: NAVD 88 (GEOD 2012A)

BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM.
DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED
SURFACE ADJUSTMENT FACTOR OF 1.00012.

PLAT NOTES:

1. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
2. NO PORTION OF THIS TRACT IS ENCROACHED BY 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 48491C0485E, AND COMMUNITY PANEL NUMBER 48491C0495E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY TEXAS.
3. 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.
4. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, AS AMENDED.
5. 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.
6. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.

EASEMENTS

(1) = CITY OF ROUND ROCK, TEXAS (1) = CITY OF ROUND ROCK, TEXAS
15' PUBLIC UTILITY EASEMENT 15' PUBLIC UTILITY EASEMENT
CALLED 0.38 ACRE CALLED 0.019 ACRE (PART 2)
VOL. 1293 PG. 163 VOL. 1282 PG. 416
O.R.W.C.T. O.R.W.C.T.

(2) = CITY OF ROUND ROCK, TEXAS (2) = 35' TEMPORARY
35' TEMPORARY CONSTRUCTION EASEMENT
CONSTRUCTION EASEMENT CITY OF ROUND ROCK, TEXAS
VOL. 1293 PG. 163 VOL. 1282 PG. 416
O.R.W.C.T. O.R.W.C.T.
(TO BE VACATED)

(3) = CITY OF ROUND ROCK, TEXAS (3) = CITY OF ROUND ROCK, TEXAS
15' PUBLIC UTILITY EASEMENT STORM SEWER AND
WATER QUALITY DETENTION
EASEMENT EASEMENT
CALLED 0.049 ACRE (PART 1) CALLED 0.0349 AC.
VOL. 1282 PG. 416 DOC. NO. 2016083584
O.R.W.C.T. O.R.W.C.T.

(4) = CITY OF ROUND ROCK, TEXAS (4) = CITY OF ROUND ROCK, TEXAS
35' TEMPORARY WASTEWATER EASEMENT
CONSTRUCTION EASEMENT CALLED 0.0666 AC.
VOL. 1282 PG. 416 DOC. NO. 2015100517
O.R.W.C.T. & DOC. NO. 2015100518
O.R.W.C.T.

(5) = TEXAS POWER AND LIGHT COMPANY (5) = WATER PIPELINE EASEMENT W.J. RIDDELL, TRUSTEE
30' WIDE ELECTRIC VOL. 530 PG. 423
SUPPLY LINE EASEMENT D.R.W.C.I.
VOL. 1369 PG. 98
O.R.W.C.T.

MAYBE A PORTION OF SUBJECT TRACT HOWEVER,
CAN NOT BE PLOTTED BY ITS DESCRIPTION.

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	2112.42'	463.64'	12°34'32"	N 54°06'41" E	462.71'
C2	2112.42'	97.62'	02°38'52"	S 68°07'51" W	97.61'
C3	1968.48'	56.39'	01°38'29"	N 56°07'38" E	56.39'
C4	2112.42'	62.89'	01°42'21"	N 59°32'46" E	62.89'
C5	2112.42'	132.26'	03°35'14"	N 56°53'59" E	132.23'
C6	2112.42'	203.26'	05°30'47"	N 52°20'58" E	203.18'
C7	2112.42'	62.28'	01°41'21"	N 48°44'54" E	62.27'
C8	2112.42'	2.96'	00°04'49"	N 47°51'49" E	2.96'

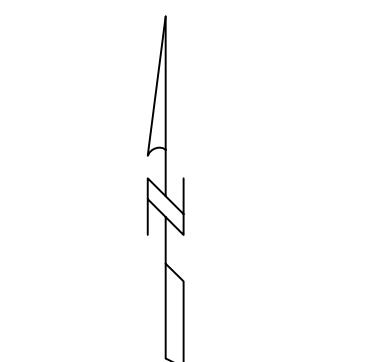
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
DC1	2446.59'	433.55'	10°09'11"	N 53°20'08" E	432.98'
DC2	2461.59'	434.29'	10°06'31"	S 53°23'16" W	433.73'

DRAINAGE & STORM SEWER ESMT CURVE TABLE

WATER EASEMENT LINE TABLE

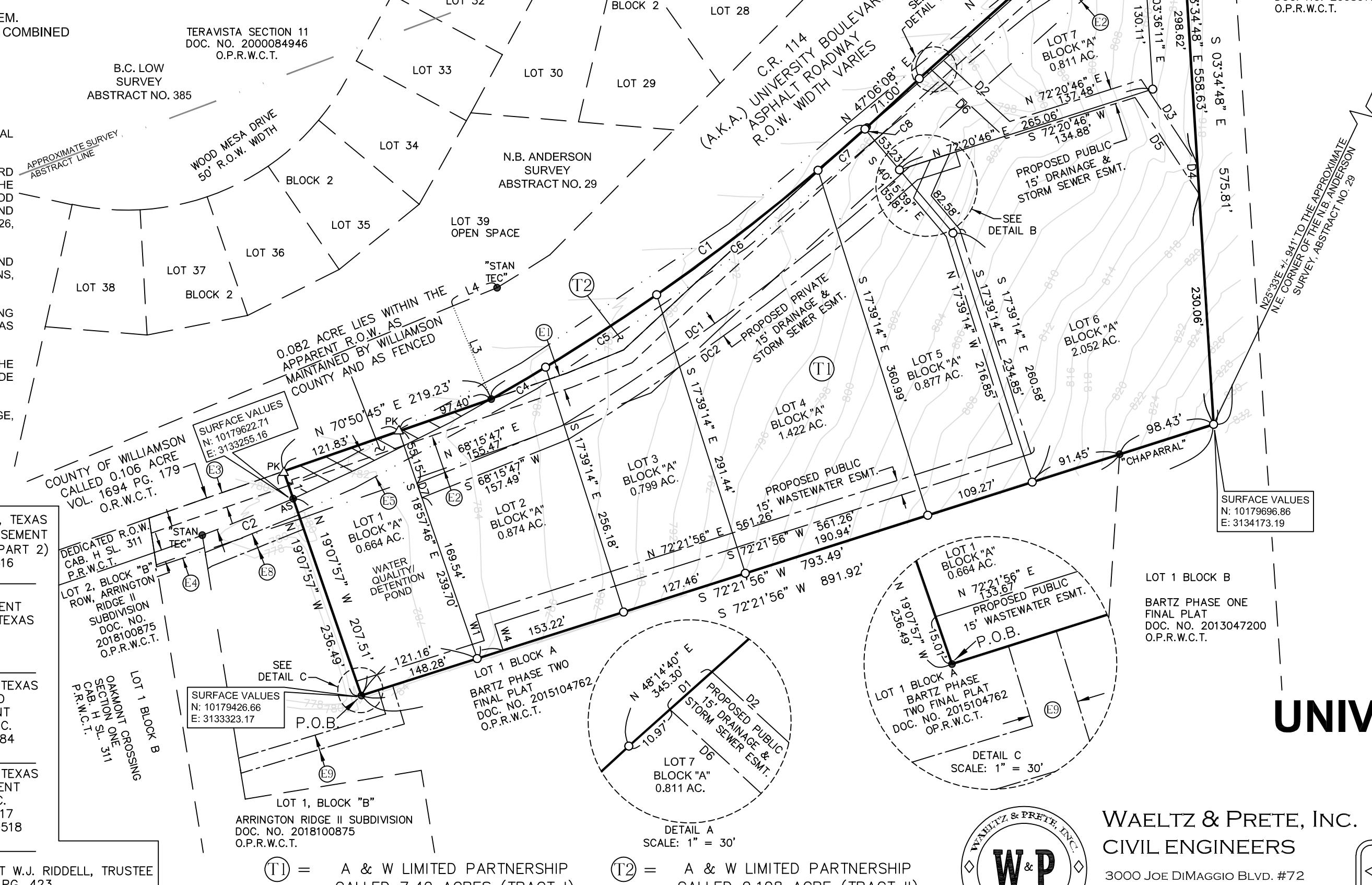
WASTEWATER EASEMENT LINE TABLE

0 100 200
SCALE: 1" = 100'



LEGEND

O = 1/2" IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
PK = PK NAIL SET
● = 1/2" IRON ROD FOUND (UNLESS SIZE OTHERWISE STATED)
AS● = IRON ROD FOUND WITH CAP MARKED "AUSTIN SURVEYORS"
CP△ = SURVEY CONTROL POINT/BENCHMARK
ESMT. = EASEMENT
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT OF WAY
O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W.C.T. = OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.T. = PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R.W.C.T. = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
— = ADJOINER LINE
— = SURVEY TIE LINE
— = ABSTRACT SURVEY LINE
— = ELECTRIC ESMT. LINE
— = TEMP. CONSTRUCTION ESMT. LINE
— = P.U.E ESMT. LINE
— = MISCELLANEOUS EASEMENTS
— = AREA WITHIN APPARENT R.O.W. OF UNIVERSITY BOULEVARD



UNIVERSITY CROSSING
PRELIMINARY PLAT
PP1812-001

SHEET 1 OF 2

WAELTZ & PRETE, INC.
CIVIL ENGINEERS

3000 JOE DIMAGGIO BLVD. #72
ROUND ROCK, TX, 78665
(512) 505-8953
FIRM TX. REG. #F-10308

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.L.S. FIRM NO. 10006900

METES AND BOUNDS DESCRIPTION

FOR A 7.499 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE N.B ANDERSON SURVEY, ABSTRACT NO. 29, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 7.40 ACRE TRACT OF LAND (TRACT I) AND ALL OF THE CALLED 0.108 ACRE TRACT OF LAND (TRACT II), BOTH TRACTS OF LAND CONVEYED TO A & W LIMITED PARTNERSHIP, AS RECORDED IN DOCUMENT NO. 2008069340, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 7.499 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND BY DIAMOND SURVEYING DURING THE MONTH OF SEPTEMBER 2018, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found on the southwest corner of said 7.40 acre A & W LIMITED PARTNERSHIP tract, same being on an angle point in the northerly boundary line of LOT 1, BLOCK A of BARTZ PHASE TWO, a subdivision recorded in Document No. 2015104762, Official Public Records of Williamson County, Texas, for the southwest corner and POINT OF BEGINNING hereof;

THENCE, N 19°07'57" W with west boundary line of said 7.40 acre A & W LIMITED PARTNERSHIP tract, same being with the northerly boundary line of said LOT 1 BLOCK A, BARTZ PHASE TWO, for a distance of 207.51 feet to an iron rod found with cap marked "Austin Surveyors" on the apparent southerly right-of-way line of C.R. 114 (A.K.A. UNIVERSITY BOULEVARD) (right-of-way width varies), same being on an angle point in the northerly boundary line of said LOT 1, BLOCK A, BARTZ PHASE TWO, same being on the southeast corner of the called 0.106 acre tract of land conveyed to COUNTY OF WILLIAMSON, recorded in Volume 1694, Page 179, Official Records of Williamson County, Texas, from which an iron rod found with cap marked "Stan Tec" on the northwest corner of said LOT 1, BLOCK A, BARTZ PHASE TWO, bears S 68°07'51" W for a distance of 97.61 feet,

THENCE, N 19°07'57" W continuing with said west boundary line of said 7.40 acre A & W LIMITED PARTNERSHIP tract, same being with the east boundary line of said 0.106 COUNTY OF WILLIAMSON tract, same being through the interior of the apparent right-of-way of said C.R. 114, for a distance of 28.98 feet to a PK nail set in asphalt roadway on the northwest corner of said 7.40 acre A & W LIMITED PARTNERSHIP tract, same being on the northeast corner of said 0.106 acre COUNTY OF WILLIAMSON tract, for the northwest corner hereof;

THENCE, N 70°50'45" E with the north boundary line of said A & W LIMITED PARTNERSHIP tract, same being through said interior of the apparent right-of-way of C.R. 114, for a distance of 219.23 feet to a 1/2" iron rod found on an angle point in the said north boundary line of A & W LIMITED PARTNERSHIP tract, same being the west corner of said 0.108 acre A & W LIMITED PARTNERSHIP tract, same being on a point in the southerly right-of-way line of said C.R. 114, for the beginning of a curve to the left hereof;

THENCE, with the north boundary line of said 0.108 acre A & W LIMITED PARTNERSHIP tract, same being with the with the said southerly right-of-way line of said C.R. 114, with said curve to the left, said curve having an arc length of 463.64 feet, a radius of 2112.42 feet, a central angle of 12°34'32", and a chord which bears N 54°06'41" E for a distance of 462.71 feet to a 1/2" iron rod found on the east corner of said 0.108 acre A & W LIMITED PARTNERSHIP TRACT, same being on an angle point in the said north boundary line of said 7.40 acre A & W LIMITED PARTNERSHIP tract, for the end of this curve;

THENCE, with the said north boundary line of said 7.40 acre A & W LIMITED PARTNERSHIP tract, same being through the said interior of the apparent right-of-way of said C.R. 114, the following two (2) courses and distances:

1.N 47°06'08" E for a distance of 71.00 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" for an angle point hereof;

2.N 48°14'40" E for a distance of 345.30 feet to a PK nail set in concrete on the northeast corner of said 7.40 acre A & W LIMITED PARTNERSHIP tract, same being on the northwest corner of a called 0.035 acre tract of land conveyed to the COUNTY OF WILLIAMSON, recorded in said Volume 1694, Page 179, for the northeast corner hereof;

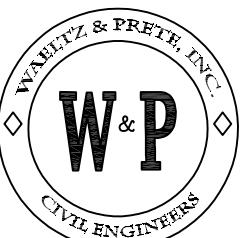
THENCE, S 03°34'48" E with the east boundary line of said 7.40 acre A & W LIMITED PARTNERSHIP tract, same being through said interior of the apparent right-of-way of C.R. 114, same being with the west boundary line of said 0.035 acre COUNTY OF WILLIAMSON tract, for a distance of 17.18 feet to an iron rod found with cap marked "Austin Surveyors" on the southwest corner of said 0.035 COUNTY OF WILLIAMSON tract, same being on an angle point in the northerly boundary line of a LOT 1, BLOCK B, of BARTZ PHASE ONE, a subdivision recorded in Document No. 2013047200, Official Public Records of Williamson County, Texas, same being on a point in the said southerly right-of-way line of said C.R. 114, from which an iron rod found with cap marked "RPLS 1847" on the southeast corner of said 0.035 acre COUNTY OF WILLIAMSON tract, same being on the northeast corner of said LOT 1, BLOCK B, BARTZ PHASE ONE, same being on a point in said southerly right-of-way line of said C.R. 114, bears N 56°07'38" E for a distance of 56.39 feet;

THENCE, S 03°34'48" E continuing with said east boundary line of said 7.40 acre A & W LIMITED PARTNERSHIP tract, same being with said northerly boundary line of said LOT 1, BLOCK B, BARTZ PHASE ONE, for a distance of 558.63 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" for the southeast corner of said 7.40 acre A & W LIMITED PARTNERSHIP tract, same being on an angle point in the said westerly boundary line of said LOT 1, BLOCK B, BARTZ PHASE ONE, for the southeast corner hereof;

THENCE, S 72°21'56" W with the south boundary line of said 7.40 acre A & W LIMITED PARTNERSHIP tract, in part with the said westerly boundary line of LOT 1, BLOCK B, BARTZ PHASE ONE, and in part with the northerly boundary line of aforementioned LOT 1, BLOCK A, BARTZ PHASE TWO, passing at a distance of 98.43 feet, an iron rod found with cap marked "Chaparral" on an angle point in said westerly boundary line of LOT 1, BLOCK B, BARTZ PHASE ONE, same being on the northeast corner of said LOT 1, BLOCK A, BARTZ PHASE TWO, continuing for an additional distance of 793.49 feet, for a total distance of 891.92 feet to the POINT OF BEGINNING and containing 7.499 acres of land more or less. Of which 0.126 acre of land lies within the apparent right-of-way of C.R. 114.

BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM. All distances are surface distances. Combined Surface Adjustment Factor used for this survey is 1.00012.

UNIVERSITY CROSSING
PRELIMINARY PLAT
PP1812-001



WAELTZ & PRETE, INC.
CIVIL ENGINEERS
3000 JOE DIMAGGIO BLVD. #72
ROUND ROCK, TX 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

SHEET 2 OF 2

