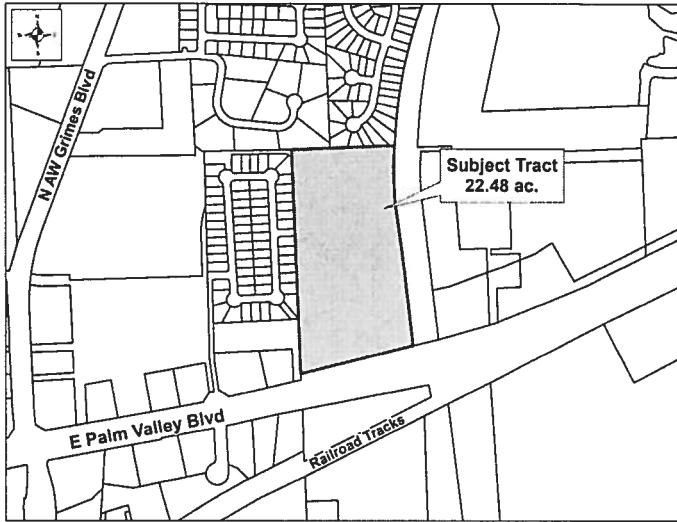


Palm Valley Crossing
PRELIM PLAT PP1804-001



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Preliminary Plat approval to subdivide one (1) lot into three (3) lots.

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

DESCRIPTION: 22.48 acres out of the P.A. Holder Survey, Abstract No. 297

CURRENT USE OF PROPERTY: Vacant and undeveloped

GENERAL PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

North: Single-Family Residential (ETJ - Chandler Creek MUD)
 South: Commercial (C-1 Zone)
 East: Tx DOT ROW (Formerly MOKAN ROW)
 West: Commercial and Residential (PUD 103)

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:	2	1.8
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	1	20.68
TOTALS:	3	22.48

Owner:
 CHURCH OF CHRIST OF ROUND ROCK
 Kenneth Kohl, Elder
 1200 N GEORGETOWN ST, ROUND ROCK, TX 78664-3210

Agent:
 Waeltz & Prete, Inc.
 Antonio A. Prete
 211 N. A.W. Grimes Blvd.
 Round Rock, TX 78665

Round Rock, 78664-3210

**Palm Valley Crossing
PRELIMINARY PLAT PP1804-001**

HISTORY: The Planning and Zoning Commission approved the Concept Plan for this property on April 4, 2018.

DATE OF REVIEW: May 16, 2018

LOCATION: Northeast of the intersection of E. Palm Valley Boulevard and N. A.W. Grimes Boulevard

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, restaurants, trade schools and small animal grooming facilities 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.

Compliance with the Concept Plan: As shown, this preliminary plat is in compliance with the approved Concept Plan.

Traffic, Access and Roads:

The site has a single access drive from E. Palm Valley Boulevard (US 79), which is opposite a hooded left turn lane in the median for eastbound traffic. A Traffic Impact Analysis (TIA) is not required for this application since the applicant will be designing and constructing a deceleration lane to mitigate traffic impacts. There is sufficient right-of-way to build a deceleration lane. No additional right-of-way is required as part of this application.

Water and Wastewater Service:

Water and wastewater will be provided by the City of Round Rock. The property will connect to an existing water line to the south along E. Palm Valley Boulevard. Wastewater will be connected to an existing 8-inch public wastewater line located along the southwest property line.

Drainage:

The property is not located within the Edwards Aquifer Recharge Zone. Therefore, a Water Pollution Abatement Plan (WPAP) by TCEQ is not required for this site. A portion of this development will be participating in the City's Regional Storm Water Management Program. There is a storm water conveyance limitation at an existing box culvert under E. Palm Valley Boulevard. Therefore, the upper watershed will be required to provide on-site detention, while the remainder of the watershed will participate in the Regional Storm Water Management Program.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. On sheet 1 of 2, update the acreage, acreage by lot type and number of lots to reflect all three lots.
2. Prior to plat recordation, all easements must be recorded with the Williamson County Clerk and record information stated on plat.
3. Remove plat note # 5 and instead depict linework and notation on the plat. Please note that the required 10' PUE shall be depicted outside the existing 20' Water & Wastewater Easement.

