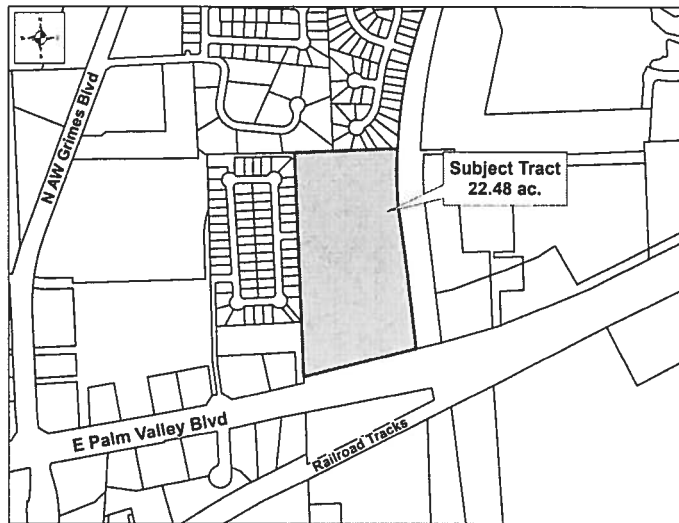


**Palm Valley Crossing  
PRELIM PLAT PP1804-001**



**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
<b>TOTALS:</b>	<b>3</b>	<b>22.48</b>

<b>Owner:</b> CHURCH OF CHRIST OF ROUND ROCK Kenneth Kohl, Elder 1200 N GEORGETOWN ST, ROUND ROCK, TX 78664-3210  Round Rock, 78664-3210	<b>Agent:</b> Waeltz & Prete, Inc. Antonio A. Prete 211 N. A.W. Grimes Blvd.  Round Rock, TX 78665
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**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.



N W Grimes Blvd

Subject Tract  
22.48 ac.

E Palm Valley Blvd

Railroad Tracks

OWNER: CHURCH OF CHRIST OF ROUND ROCK  
1200 N. GEORGETOWN STREET  
ROUND ROCK, TX 78664

ACREAGE: 1.803 ACRES

PATENT SURVEY: P. A. HOLDER SURVEY, ABSTRACT 297

NUMBER OF BLOCKS: 1

ACREAGE BY LOT TYPE: 1.803- DEVELOPMENT

NUMBER OF LOTS BY TYPE: 2 - DEVELOPMENT

LINEAR FEET OF NEW STREETS: 0

SUBMITTAL DATE: APRIL 17, 2018

DATE OF PLANNING AND ZONING COMMISSION REVIEW: MAY 16, 2018

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

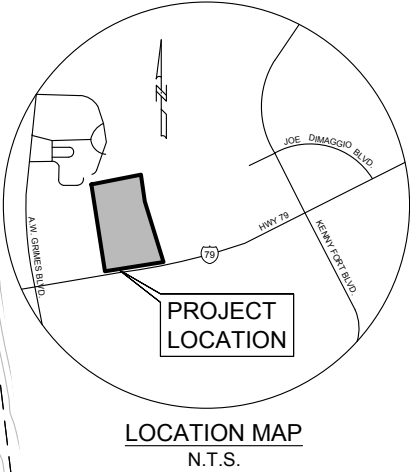
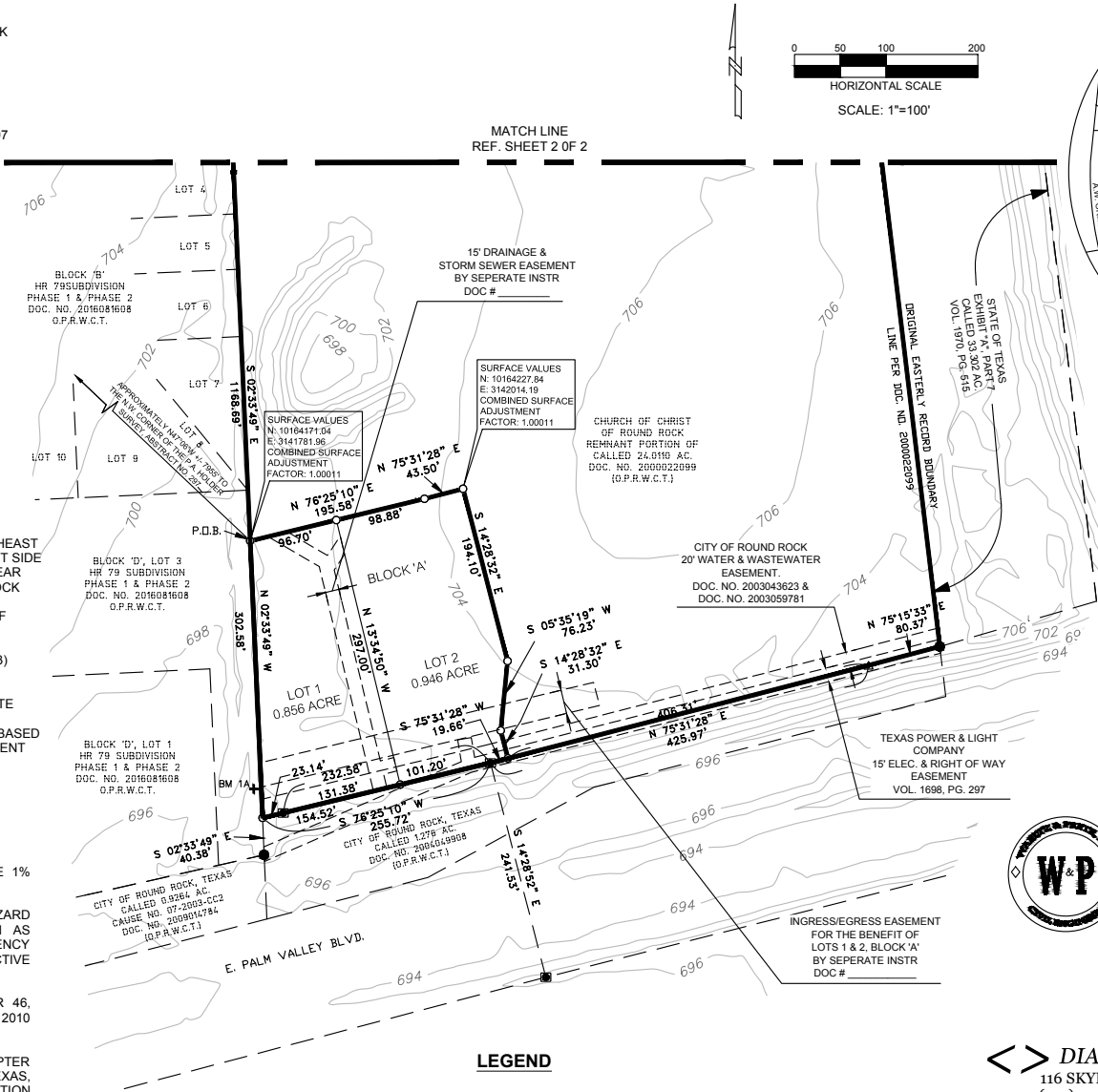
SURVEYOR: DIAMOND SURVEYING, INC.  
116 SKYLINE ROAD  
GEORGETOWN, TEXAS 78628

BENCHMARK DESCRIPTION AND ELEVATION: BM#1A: ELEVATION = 698.82'  
PK NAIL SET IN CONCRETE AT NORTHEAST CORNER OF CURB INLET ALONG EAST SIDE OF ASPHALT DIVEWAY/ROADWAY, NEAR SOUTHWEST CORNER OF ROUND ROCK CHURCH OF CHRIST TRACT, BEING APPROXIMATELY 100 FEET NORTH OF US 79 (E. PALM VALLEY BLVD.)

BEARING BASIS: VERTICAL DATUM: NAVD 88 (GEOID03)  
  
NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00011.

**PLAT NOTES:**

- NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- NO PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP COMMUNITY PANEL NUMBER 48491C0495E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY TEXAS.
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
- A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE SHALL BE CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- THIS PLAT CONFORMS TO THE CONCEPT PLAN APPROVED BY THE PLANNING AND ZONING COMMISSION DATED APRIL 4, 2018.



**ENGINEER:**

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

**SURVEYOR:**

**<> DIAMOND SURVEYING, INC.**  
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628  
(512) 931-3100  
FIRM REGISTRATION NO. 10006900

**PRELIMINARY PLAT  
PALM VALLEY CROSSING SUBDIVISION  
(1 OF 2)**

PP1804-001

