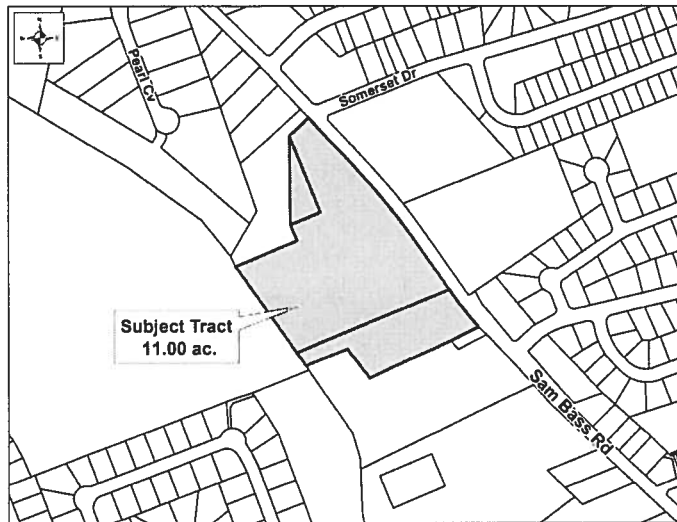


**Freedom Church
CONCEPT PLAN CP1809-001**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Approval of a Concept Plan

ZONING AT TIME OF APPLICATION: PF-2 (Public Facilities – Medium Intensity) and OF-1 (General Office)

DESCRIPTION: 11 acres out of the David Curry Survey, Abstract No. 130

CURRENT USE OF PROPERTY: Developed with single-family dwellings

GENERAL PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: Single-Family Dwelling - Zoned SF-1 (Single-Family - Large Lot)
 South: Place of Worship - Zoned SF-2 (Single-Family Standard Lot)
 East: Oncor Electrical Substation - Zoned LI (Light Industrial)
 West: Brushy Creek

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:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	0	11

Owner:
 Freedom Church Austin of the Assemblies of
 God Inc.
 Benito Fresquez
 1205 Round Rock, Ave., Ste. 109
 Round Rock, TX 78681

Agent:
 Hagood Engineering Associates, Inc.
 Raquel Ramirez
 900 E. Main St.
 Round Rock, TX 78664

**FREEDOM CHURCH
CONCEPT PLAN CP1809-001**

HISTORY: In 2008, the 11-acre tract was rezoned to OF-1 (General Office) from SF-1 & SF-2 (Single Family – Large Lot & Standard Lot). The property contains several single family residential homes. However, no new development has occurred on site since the 2008 rezoning. On August 23, 2018, the City Council approved the rezoning of 8.59-acres of the subject tract to PF-2 (Public Facilities-Medium Intensity). The remaining 2.41-acres will remain zoned OF-1.

DATE OF REVIEW: October 16, 2018

LOCATION: Generally located on the west side of Sam Bass Road between Somerset Drive and Meadows Drive.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates the site for residential purposes. The subject tract is zoned PF-2 (Public Facilities – Medium Intensity) and OF-1 (General Office). The PF-2 district allows land uses such as assisted living, inpatient clinic, public office, and place of worship by right. In addition to worship and religious education space, this zoning district would allow accessory uses, up to a maximum of 20,000 square feet. The OF-1 district allows uses such as offices and daycare facilities.

Traffic, Access and Roads: The applicant intends to construct an approximately 13,000 square foot building to be used as a place of worship. No traffic study is required for this application since the proposed land use is not expected to generate more than 100 trips per hour during the peak hour. If accessory uses are proposed in the future, an evaluation of their potential traffic impact will be considered prior to the approval of a site development plan. The Concept Plan shows two potential access points from Sam Bass Road, which are subject to approval on the preliminary plat. The applicant also intends to dedicate 25 feet of right-of-way along Sam Bass Road for future road widening, which will be shown on the preliminary and final plats.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The property will connect to an existing 8-inch water line along Sam Bass Road right-of-way. Wastewater will be connected to an existing 8-inch public wastewater line located along Sam Bass Road right-of-way.

Drainage: The topography of the proposed lot slopes from east to west. Due to the topography, stormwater is conveyed to Brushy Creek on the west side of the property. No detention currently exists on site. A flood study is required to be submitted and must be approved prior to preliminary plat application submittal to determine if detention is required for this site or participation in the Regional Stormwater Management Program is allowed.

**FREEDOM CHURCH
CONCEPT PLAN CP1809-001**

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Prior to Preliminary/Final plat submittal, the applicant shall submit a georeferenced digital CAD file in conformity with City standards.
2. Update legend to include all line types, abbreviations and symbols, e.g. meter box, Fbolt, Fac un and all others.
3. Remove information depicting Flood Zone "X". This flood zone is not regulated by the City of Round Rock.
4. Remove from southerly west corner notation "EX.40.81'; reference is unclear.
5. Revise line type indicated as "SB", and state future right-of-way dedication.
6. Depict owner and recordation information for all properties east of Sam Bass Road.
7. Correct spelling left side of sheet Flood "Zoone."
8. Correct spelling right side of sheet "Zoining" by P&Z date.
9. Submittal and approval of flood study is required prior to submittal of preliminary plat application.
10. Provide notation stating Ultimate 1% & Ultimate 4% Floodplains are not depicted on this Concept Plan, and will be established by an approved flood study, and floodplains will be depicted on the Preliminary and Final plats with statement "minimum finished floor elevations shall be 2 feet above the Ultimate 1% Floodplain."
11. Driveway locations are required to meet DACS Section 5 spacing and offset requirements prior to preliminary plat approval.
12. Trip generation numbers shall be provided prior to or in conjunction with the preliminary plat.

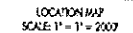
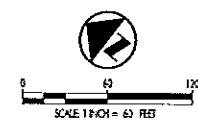


Pearl Cv






















Somerset Dr

Subject Tract
11.00 ac.

Sam Bass Rd



LEGEND

- | | |
|---|--|
|  | IRON ROD FOUNDATION |
|  | FEMA FLOODWAY |
|  | FEMA 100 YEAR FLOODWAY |
|  | FEMA 500 YEAR FLOODWAY |
|  | PUBLIC RECORDS OF WILLIAMSON COUNTY |
|  | OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS |
|  | DEED RECORDS OF WILLIAMSON COUNTY |
|  | OVERALL PROPERTY BOUNDARY |
|  | INTERIOR AND ADJOINER LOT LINES |
|  | EXISTING EASEMENTS |
|  | OVERHEAD ELECTRICAL LINE |
|  | EASEMENT LINE |
|  | FENCE |
|  | WOOD FENCE |
|  | WATER LINE |
|  | WASTEWATER LINE |
|  | SETBACK LINE |
|  | ELECTRICAL LIGHT POLE |
|  | ELECTRICAL POLE |
|  | WASTEWATER MANHOLE |
|  | WATER VALVE |

[illegible]

REA PROJECT NO. 18-016
ISSUED DATE 05/18/2018

CONCEPT PLAN

SHEET NO.

CP1809-001



**CONCEPT PLAN
FREEDOM CHURCH
ROUND ROCK, TX**