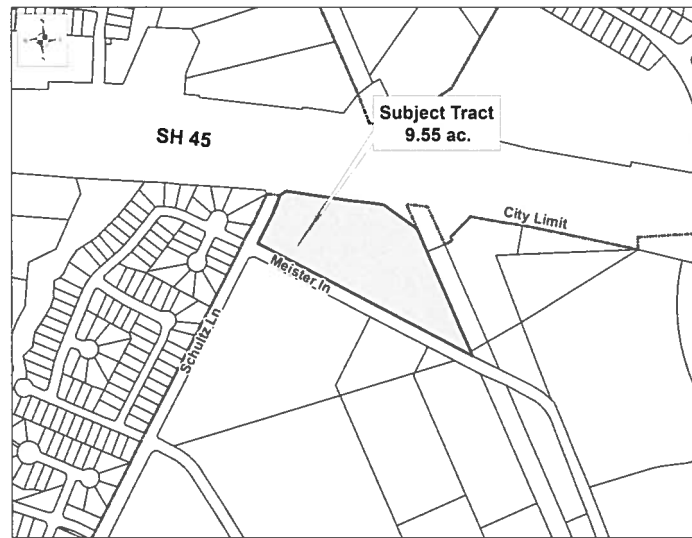


Schultz Towns @ 45
PRELIM PLAT PP1809-003



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Preliminary plat approval to create one (1) development lot and two (2) ROW lots

ZONING AT TIME OF APPLICATION: TH (Townhouse) Zoning District

DESCRIPTION: 9.55 acres out of the Memucan Hunt Survey, Abstract No. 314

CURRENT USE OF PROPERTY: Vacant and Undeveloped

GENERAL PLAN LAND USE DESIGNATION: The Future Land Use designation is determined by PUD No. 22, which contains a mixture of residential, commercial and business park uses.

ADJACENT LAND USE:

North: SH-45/Louis Henna Blvd Right-of-Way (Unzoned)
 South: Undeveloped lot in City of Pflugerville City Limits (Zoned Light Industrial)
 East: State of Texas (Formerly MOKAN) Right-of-Way (Unzoned)
 West: Single-Family Residences - (Zoned PUD# 15)

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:	2	0.42
Parkland:	0	0
Other:	1	9.13
TOTALS:	3	9.55

Owner:
 Wheeler Ranch Holdings
 Jack Wheeler
 623 W. 38th St., Ste. 310
 Austin, TX 78705

Agent:
 Kimley-Horn & Associates, Inc.
 Jason Reece
 10814 Jollyville Rd., Building IV, Ste. 300
 Austin, TX 78759

Schultz Towns at 45
PRELIMINARY PLAT PP1809-003

HISTORY: The Remington Tract PUD (Planned Unit Development # 22) was approved by the City in 1995 and amended in 2014. It contained approximately 93 acres and allowed for residential, commercial, open space and business park uses. On October 11, 2018, the City Council approved a rezoning (ZON1808-001) of the subject tract from PUD #22 to TH (Townhouse) zoning district to allow for this form of residential. The developer stated that 90 townhome residential units will be built on a 9.55-acre tract. The subject tract has never been platted and, therefore, has no platting history.

DATE OF REVIEW: November 7, 2018

LOCATION: Southeast corner of Schultz Lane and SH-45

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use designation is determined by PUD No. 22, which contains a mixture of residential, commercial, open space and business park land uses. The property is currently zoned TH (Townhouse) and allows land uses such as townhouse (single or common lot), neighborhood parks, and place of worship, by right. TH zoning requires masonry exterior finish, with masonry defined as stone, simulated stone, brick, stucco, or horizontally installed cement-based siding. Horizontally installed cement-based siding or stucco cannot comprise more than 50 percent of the exterior finish. Buildings must include details to provide visual relief, including features such as varying window types, arched entryways, balconies, accent walls, decorative tile, and variation of roof lines.

Compliance with the Concept Plan: As shown, this preliminary plat is in compliance with the single lot depicted on the Concept Plan in PUD #22.

Traffic, Access and Roads: The site is bounded by the eastbound SH 45 frontage road on the north, Schultz Lane on the west and Meister Lane on the south. The former MOKAN railroad right-of-way, now owned by the State of Texas, borders the site on the east. Access to the site will be provided from Schultz Lane and Meister Lane. No traffic impact study was required for this platting application because it does not meet the threshold requirement.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The development will connect to an existing 8-inch water line located along the west side of Schultz Lane. This development will also connect to an existing wastewater network that is located approximately 450 feet to the north of the subject tract adjacent to the north side of SH-45.

Drainage: A flood study is not required for this development and there are no drainage concerns for this site. Storm water will be captured by curb inlets and conveyed appropriately. Staff will review a more detailed drainage plan prior to site plan permitting.

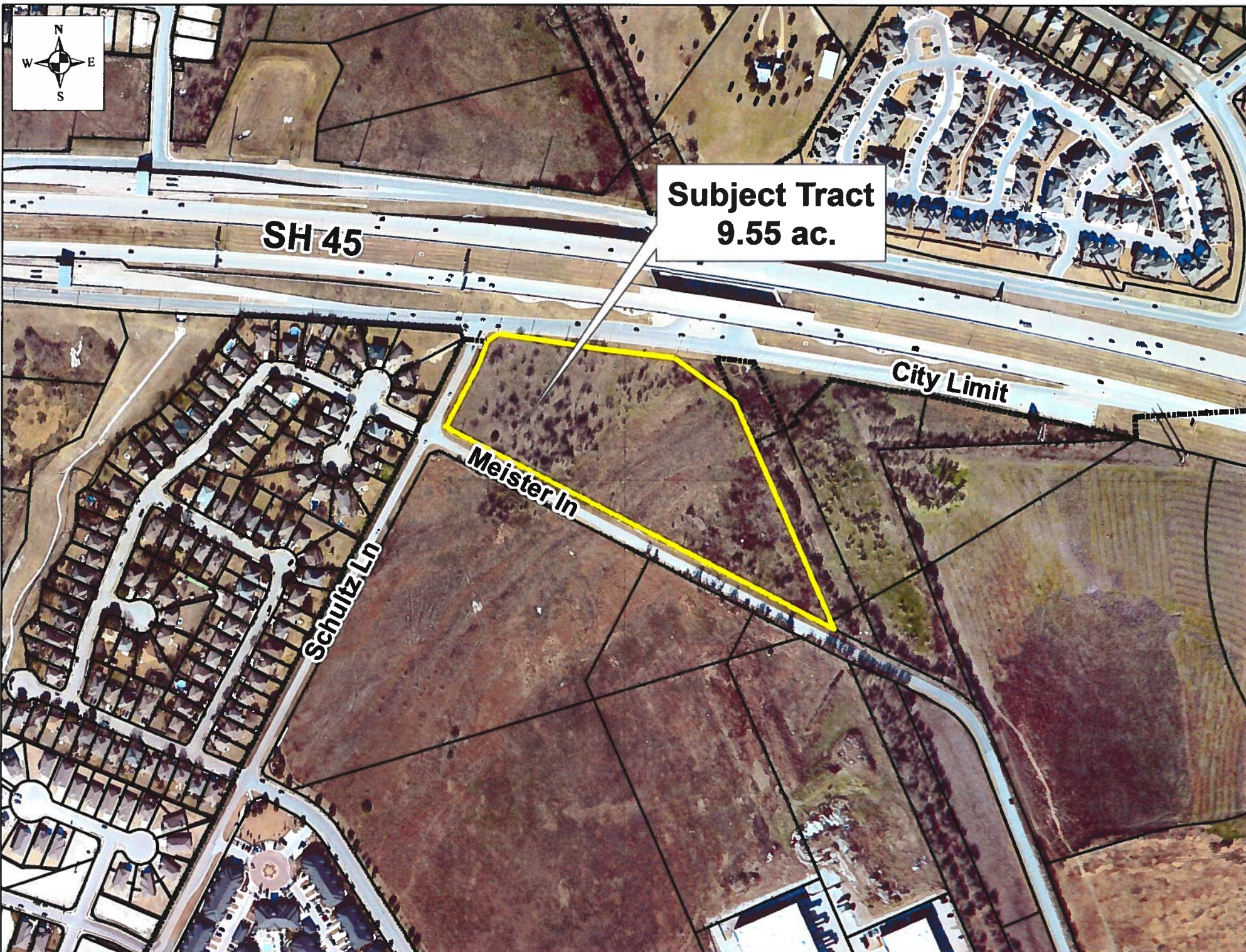
RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Revise Plat note # 2 to state "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."
2. Revise plat note # 3 to state "Sidewalks shall be constructed in accordance with Part III, Zoning and Development Code, Section 6-26, City of Round Rock, Texas, as amended."
3. Revise plat note # 10 to state "Subdivision walls shall be located and constructed in accordance with Part III, Zoning and Development Code, Section 4-30, City of Round Rock, Texas, as amended."

Schultz Towns at 45
PRELIMINARY PLAT PP1809-003

4. Sheet 1 of 2:
 - a. Provide perpendicular survey tie (bearing & distance) across SH45, Schultz Lane and Meister Lane.
5. Sheet 2 of 2:
 - a. Revise plat note #9 to state "A fifteen foot (15') Public Utility Easement (PUE) and a ten foot (10') sidewalk easement abutting and along the east boundary of Lot 1, Block A; A ten foot (10') PUE and sidewalk easement along the west boundary of Lot 1, Block A; a ten foot (10') PUE and sidewalk easement along the north line of the northern limit of the 15' easement to Texas Utilities Electric Company document #199725544."



SH 45

Subject Tract
9.55 ac.

City Limit

Meister Ln

Schultz Ln

BM A BENCHMARK A: BOX CUT NEAR SOUTHEAST CORNER OF
A CONCRETE STORM DRAIN INLET (ELEVATION - 768.30')

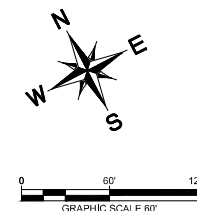
BM B BENCHMARK B: BOX CUT NEAR THE SOUTHERLY EDGE OF
A CONCRETE HEADWALL (ELEVATION - 782.76')


SURVEYOR'S NOTE:
BEARINGS SHOWN HEREON ARE BASED ON TEXAS
STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE
(FIPS CODE 4203), NAD 83, GRID COORDINATES &
GRID NORTH.

LEGAL DESCRIPTION:
THAT 9.553 ACRES OF LAND, MORE OR LESS, OUT OF THE WM. BARKER SURVEY, ABSTRACT NO. 107, WILLIAMSON COUNTY, TEXAS, BEING THAT CERTAIN (12.07 ACRE) TRACT OF LAND CONVEYED TO JACK WHEELER, BY GENERAL WARRANTY DEED AS RECORDED IN DOC. NO. 9711610, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN (2.523 ACRES) AWARDED TO THE STATE OF TEXAS BY AGREED JUDGMENT IN CONDEMNATION PROCEEDINGS UNDER CAUSE NO. 03-0411-CC3, AS RECORDED IN DOC. NO. 2007026550, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

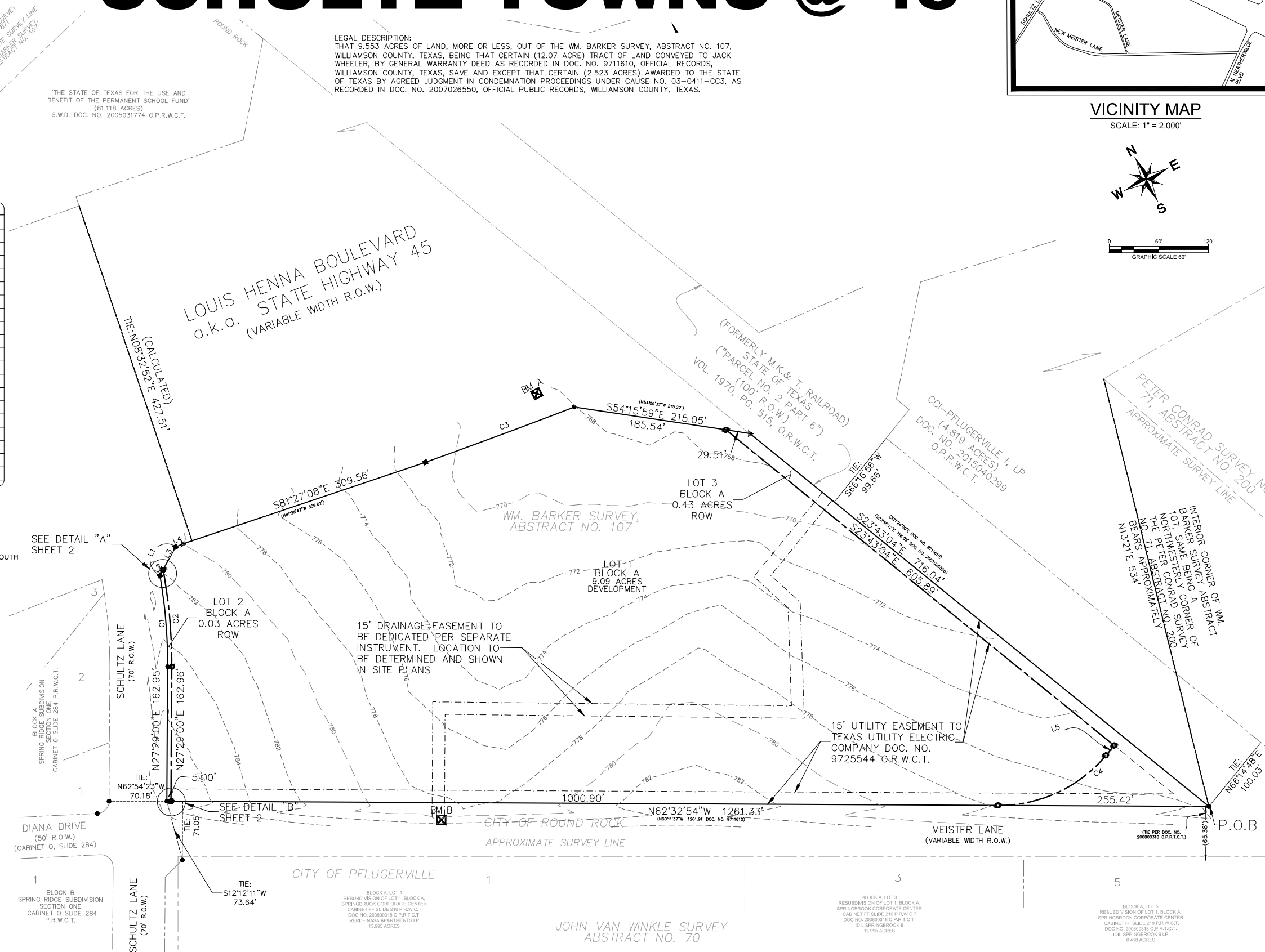
THE STATE OF TEXAS FOR THE USE AND
BENEFIT OF THE PERMANENT SCHOOL FUND
(81.118 ACRES)
S.W.D. DOC. NO. 2005031774 O.P.R.W.C.T.

SCALE: 1" = 2,000'



LEGEND	
●	½" (IRF) IRON ROD FOUND
▲	ALUMINUM CAP (TXDOT) IN CONCRETE MONUMENT
■	CALCULATED POINT
⦿	½" (IRS) IRON ROD SET "ATS ENGINEERS"
O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY TEXAS
P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS
R.O.W.	RIGHT OF WAY
BM	BENCHMARK—SEE DESCRIPTIONS ON PLAT
()	RECORD INFORMATION
P.O.B.	POINT OF BEGINNING
	'FEE HOOK' (CONNECTS OWNERSHIP)
---	EASEMENT LINE AS NOTED
==	PROPOSED PROPERTY BOUNDARY LINE
---	EXISTING PROPERTY BOUNDARY LINE
----	ADJACENT PROPERTY BOUNDARY LINE
— 778 —	2.0' CONTOUR INTERVALS
FL	FLOWLINE
NG	NATURAL GROUND

OWNER:	JACK WHEELER 623 W 38TH STREET, SUITE 310 AUSTIN, TX 78705
DEVELOPER:	PROMINENCE HOMES, LLC BRYAN ROME 1120 CAPITAL OF TEXAS HWY. SOUTH STE II-105 AUSTIN, TX 78746
ACREAGE:	9.553
PATENT SURVEY:	WM BAKER SURVEY, ABSTRACT NO. 107
NUMBER OF BLOCKS:	1
NUMBER OF LOTS BY TYPE:	1 - DEVELOPMENT 2 - ROW
ACREAGE BY LOT TYPE:	DEVELOPMENT - 9.126 RIGHT-OF-WAY - 0.427
LINEAR FEET OF NEW STREETS:	0
SUBMITTAL DATE:	SEPTEMBER 18, 2018
PLANNING AND ZONING COMMISSION REVIEW:	NOVEMBER 7, 2018
ENGINEER:	KIMLEY+HORN 10814 JOLLYVILLE ROAD CAMPUS IV, SUITE 300 AUSTIN, TX 78759
SURVEYOR:	ATS ENGINEERS, INSPECTORS AND SURVEYORS 4910 WEST HWY 290 AUSTIN, TX 78735



Kimley»Horn
10814 JOLLYVILLE ROAD AVALON IV SUITE 300 AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.



KHA PROJECT 069264200
DATE OCTOBER 2018
SCALE: AS SHOWN
DESIGNED BY: JR
DRAWN BY: KW, JC

PRELIMINARY PLAT
1 OF 2

SCHULTZ TOWNS @ 45
CITY OF ROUND ROCK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
1 OF 2

Plotted By: Reece, Jason Date: October 22, 2018 02:59:28pm File Path: K:\AUS_Civil\069264200 Schultz Towns @ 45\Cad\ Preliminary Plat\PlanSheets\PRELIMINARY PLAT.dwg

BEGINNING at a 1" iron rod found at the intersection of the north right-of-way line of Meister Lane with the former west line of the M.K. & T. Railroad, same being the west line of that certain tract described as "Parcel No. 2, Part 6", conveyed to the State of Texas by deed as recorded in Vol. 1970, Pg. 515, Official Records, Williamson County, Texas, same being at the Southeast corner of the said (12.07 Acre) tract, for the Southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE: N 27°29'00" E 162.95 feet, along the east right-of-way line of Schultz Lane and the west line of said (12.07 Acre) tract, to a 1/2" iron rod found at a point of curve to the left, for an angle point of the herein described tract;

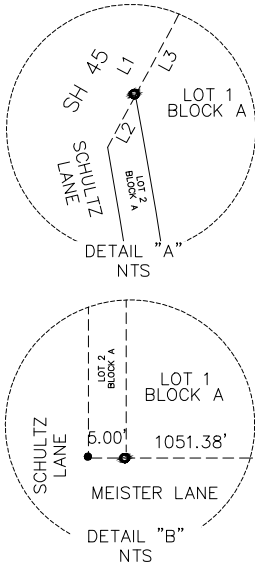
THENCE: along the south line of said (2.523 Acre) tract, same being the existing south line of State Highway 45, a.k.a. Louis Henna Boulevard, a variable width right-of-way, the following five (5) courses:

- THENCE: S 23°43'04" E 716.04 feet, along the west line of the said State of Texas tract and the east line of said (12.07 Acre) tract, to the POINT OF BEGINNING, containing 9.553 Acres of land, more or less.

1. NO PORTION OF THE TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDAED 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 48491C0635E, DATED SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
2. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCE, CITY OF ROUND ROCK, TEXAS 2010 EDITION, AS AMENDED.
3. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 38, SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED , AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
4. NO OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FENCING, STORAGE, OR LANDSCAPING SHALL BE PERMITTED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
5. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVAL, OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.
6. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
7. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL FLOODPLAIN.
8. 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.
9. A FIFTEEN FOOT (15') PUE AND A TEN FOOT (10') SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL LOTS ABUTTING IH35 AND SH45.
10. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED.
11. THIS PRELIMINARY PLAT CONFORMS TO THE CONCEPT PLAN IN PUD #22 AS APPROVED BY THE CITY COUNCIL ON OCTOBER 11, 2018.

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N 55°38'07" E	39.36'
(L1)	(S55°41'59"W)	(38.93')
L2	N 55°38'07" E	8.01'
L3	N 55°38'07" E	31.35'
L4	S 85°29'06" E	9.93'
(L4)	(N 86°19'46" W)	(10.04')
L5	S 66°16'56" W	12.72'

CURVE DATA TABLE				
CURVE	RADIUS	CHORD DIRECTION	CHORD LENGTH	ARC LENGTH
C1	628.88'	N 22°19'34" E	110.69'	110.83'
(C1)	(628.88')	(N 22°25'44" E)	(110.89')	(111.03')
C2	633.88'	N 22°02'34" E	117.82'	117.99'
C3	7605.94'	S 83°31'15" E	192.32'	192.33'
(C3)	(7605.94')	(N 83°13'51" W)	(192.26')	(192.26')
C4	170.0'	N 88°07'59" W	146.83'	151.82'



Kimley»»Horn

Tel. No. (512) 418-1771
Fax No. (512) 418-1791

PRELIMINARY PLAT
2 OF 2

SCHULTZ TOWNS @ 45
CITY OF ROUND ROCK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER

2 OF 2

BY

DATE _____

REVISIONS

 \dot{N}

KHA PROJECT 069264200	DATE OCTOBER 2018	SCALE: AS SHOWN	DESIGNED BY: JR	DRAWN BY: KW, JC	CHECKED BY: RS
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