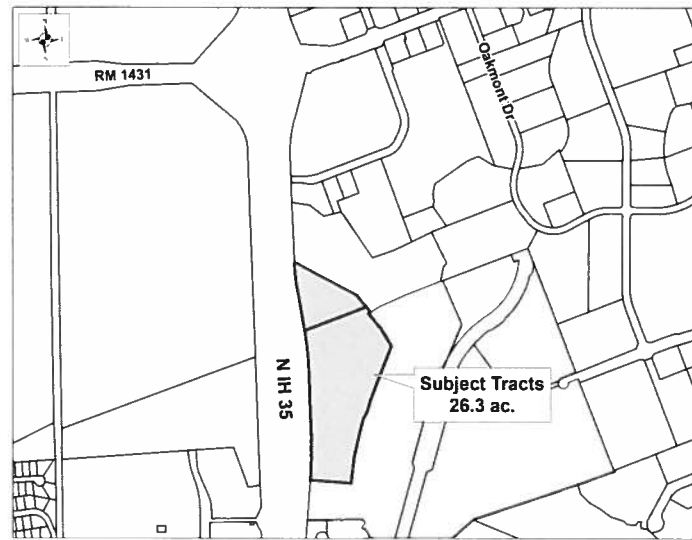


**3651 N. I-35 Retail
CONCEPT PLAN CP1811-001**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Approval of a Concept Plan

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

DESCRIPTION: 26.3 acres out of the David Curry Survey, Abstract No. 130 and Ephraim Evans Survey, Abstract No. 212

CURRENT USE OF PROPERTY: Vacant and Undeveloped

GENERAL PLAN LAND USE DESIGNATION: Commercial and Park Land

ADJACENT LAND USE:

North: Vacant/Undeveloped Commercial - Zoned (PUD No. 112)

South: Vacant and Undeveloped - Zoned LI (Light Industrial)

East: Vacant and Undeveloped - Zoned LI (Light Industrial)

West: N. IH-35 Right-of-Way (Unzoned)

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:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	0	26.3

Owner:
1493 Round Rock, LLC
Matt Barrier
P.O. Box 941428
Plano, TX 75094

Agent:
LJA Engineering, Inc.
Joseph Longaro
3839 Bee Cave Rd., #150
Austin, TX 78746

3651 N. I-35 Retail
CONCEPT PLAN CP1811-001

DATE OF REVIEW: December 5, 2018

LOCATION: Southeast of the intersection of RM 1431 and N. IH-35

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates the proposed development site for commercial purposes. The tract 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.

Traffic, Access and Roads: The applicant intends to develop commercial pad sites. The Concept Plan shows two potential driveway access points on N. IH-35 service road, which are subject to final approval on the preliminary/final plats. A Traffic Impact Analysis (TIA) is not required for this application since the Applicant will be designing and constructing two deceleration lanes at both proposed driveway access points to mitigate traffic impacts. Coordination between the City of Round Rock and TxDOT is required for the deceleration lanes. There is sufficient right-of-way to build both deceleration lanes and therefore no additional right-of-way is required as part of this application.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. There are existing water mains located within the property along N. IH-35, which will be used for water service. Wastewater service will be obtained from the existing wastewater line located along the tract's eastern or northern property line.

Drainage: A significant portion of the subject tract is located within the FEMA 100-year floodplain. The Applicant will be placing fill on a portion of the property located within the 100-year floodplain but not on the regulatory FEMA floodway. Since the subject tract is located over the Edwards Aquifer Recharge Zone, on-site water quality will be required. It is assumed that each potential lot will provide their own on-site water quality pond pursuant to Texas Commission on Environmental Quality (TCEQ) requirements and that each will require an approved Water Pollution Abatement Plan (WPAP) in order to begin construction.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Update the concept plan by providing a written scale 1-inch = 100 feet.

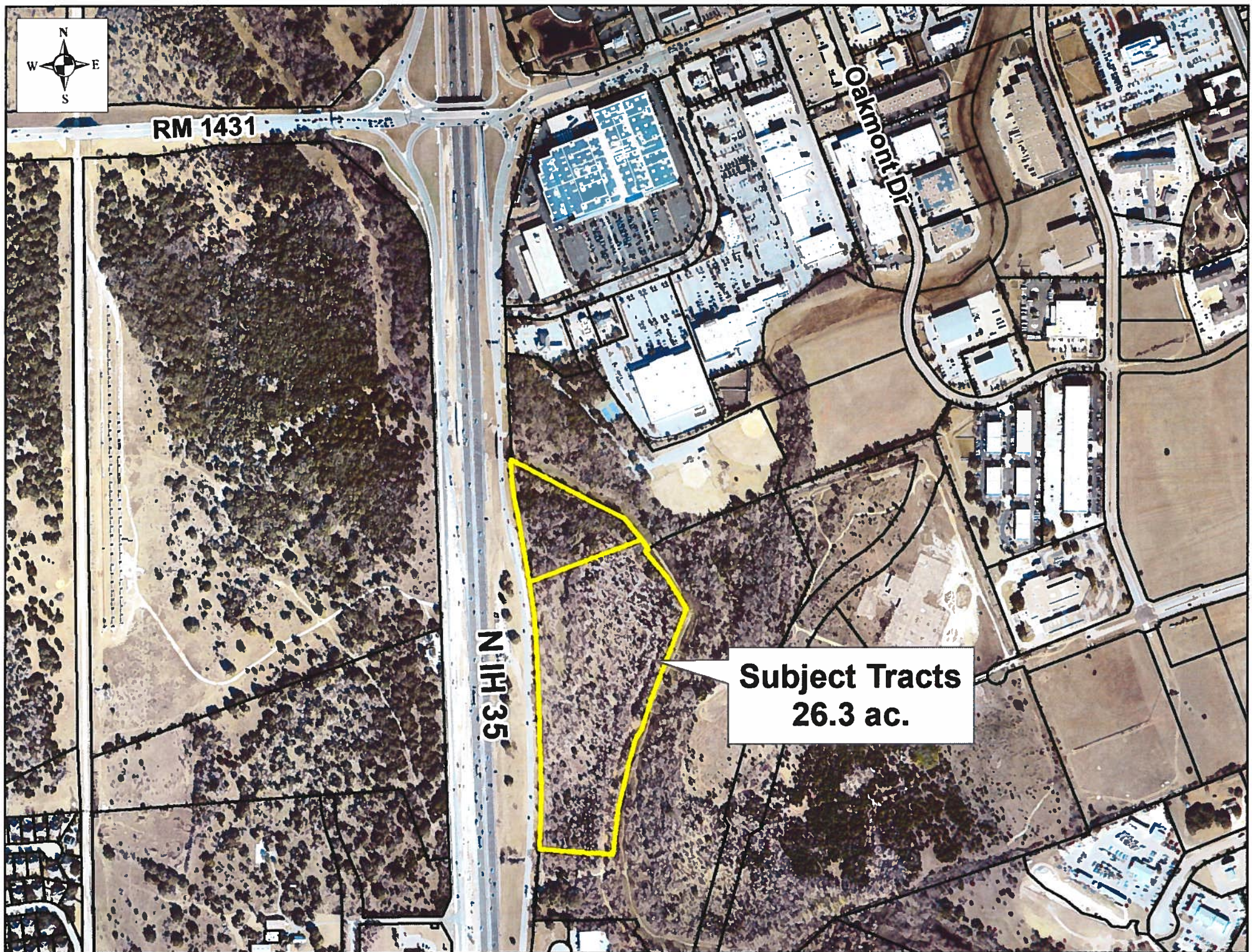


RM 1431

Oakmont Dr

N IH 35

Subject Tracts
26.3 ac.

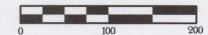


3651 N I-35 RETAIL CONCEPT PLAN

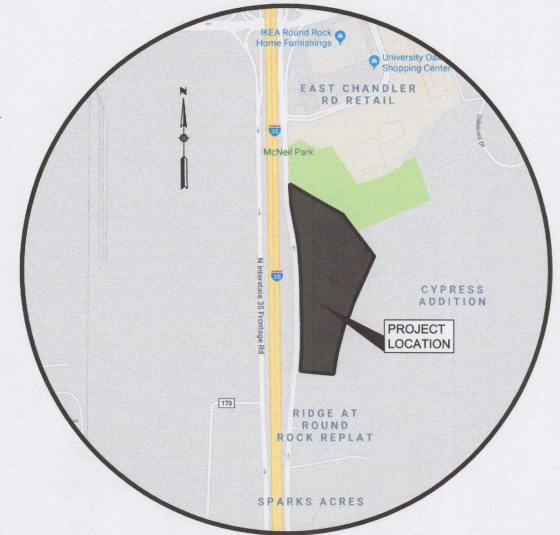
3501 & 3651 N. IH 35,
ROUND ROCK, TEXAS 78664

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	(RECORD CHORD)
C1	5779.60'	5°16'44"	532.51'	N00°37'40"E	532.32'	(N01°30'00"E 532.06')
C2	2919.71'	11°43'41"	597.64'	N07°59'09"W	596.60'	(N06°58'00"W 595.43')
C3	1859.90'	11°44'54"	381.37'	N07°59'09"W	380.70'	(N06°57'53"W 382.30')
C4	5779.60'	1°13'07"	122.94'	N03°56'00"E	122.93'	(S06°04'23"W 123.10')

LINE TABLE			
LINE	BEARING	DISTANCE	(RECORD)
L1	N02°11'38"W	47.05'	(N00°21'31"W 46.65')
L2	N02°02'41"W	548.03'	(N01°04'10"W 547.98')
L3	S56°02'54"W	29.17'	(S58°07'10"W 29.15')
L4	S55°57'32"E	66.41'	(S54°57'30"E 66.41')
L5	S15°42'55"W	137.72'	(S17°50'51"W 137.78')



- LEGEND :
- 100 YR FLOODPLAIN CURRENT EFFECTIVE FEMA
 - PROPERTY LINE
 - EASEMENT LINE
 - UBCWCD - UPPER BRUSHY CREEK WATER CONTROL IMPROVEMENT DISTRICT



LOCATION MAP
1"=1000'

OWNER: 1493 ROUND ROCK, LLC ; KPM VENTURES, LTD
1723 CAMP CRAFT RD
AUSTIN, TX 78746
CONTACT PERSON: MATT BARRIER (KPM VENTURES, LTD)
PHONE: 214-448-6382

ENGINEER: LJA ENGINEERING, INC.
3839 BEE CAVE ROAD #150
AUSTIN, TEXAS 78746
CONTACT PERSON: JOE LONGARO
PHONE: 512.306.0228
FAX: 512.306.0338

SURVEYOR: CHAPARRAL PROFESSIONAL LAND SURVEYING, INC
3500 McCALL LANE
AUSTIN, TX 78744
CONTACT PERSON: ROBERT C. WATTS, JR.
PHONE: 512.443.1724

SUBMITTAL DATE: NOVEMBER 6, 2018
PLANNING & ZONING REVIEW DATE: DECEMBER 5, 2018
PATENT SURVEY:
ABS 130 - CURREY, D. SURVEY, ACRES 21.534
ABS 212 - EVANS, E. SURVEY, ACRES 4.766
WATERSHED STATUS
THIS SITE IS LOCATED WITHIN THE CHANDLER BRANCH WATERSHED
FLOODPLAIN INFORMATION

A PORTION OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO 48491C0490E, EFFECTIVE DATE : SEPTEMBER 26, 2008.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR, OR ENGINEER.

WATER DISTRIBUTION AND WASTEWATER COLLECTION
PROVIDED BY: CITY OF ROUND ROCK

SUBMITTED FOR APPROVAL BY:
LJA ENGINEERING, INC.

LJA ENGINEERING, INC.

NOTES

- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ROUND ROCK MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
- BENCHMARK INFORMATION:

BM#1: COTTON SPINDLE IN THE EAST SIDE OF A 32" LIVE OAK TREE WITH TREE TAG #22872, +/- 51' EAST OF THE EAST EDGE OF THE CONCRETE BRIDGE ON THE NORTHBOUND ACCESS ROAD INTERSTATE HIGHWAY 35.

ELEVATION = 738.43'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

BM#2: SQUARE ON THE NORTHEAST CORNER OF A CONCRETE HEADWALL, +/- 15' EAST OF THE EAST EDGE OF ASPHALT OF THE NORTH BOUND ACCESS ROAD OF INTERSTATE HIGHWAY 35, +/- 312' SOUTH OF THE INTERSECTION OF THE NORTH BOUND ACCESS ROAD OF INTERSTATE HIGHWAY 35 AND UNIVERSITY BOULEVARD.

ELEVATION = 742.42'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

BM#3: COTTON SPINDLE IN THE NORTH SIDE OF A 29" AND 22" LIE OAK TREE WITH TREE TAG #23282.

ELEVATION = 731.83'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

3651 N I-35 RETAIL
3501 & 3651 N. IH 35
ROUND ROCK, TEXAS 78664
CONCEPT PLAN

NO	REVISIONS	DESCRIPTION	BY	DATE

DATE: 11/6/18
DESIGNED BY: JL
DRAWN BY: JL
CHECKED BY: JL
DRAWING NAME: 3651 N I-35 RETAIL

Phone 512.306.0228
Fax 512.306.0338
FRN-134

LJA Engineering, Inc.
3839 Bee Cave Road
Suite 150
Austin, Texas 78746

JOB NUMBER:
A585-1001

CP1

SHEET NO.

1/1

CP1811-001 OF # SHEETS