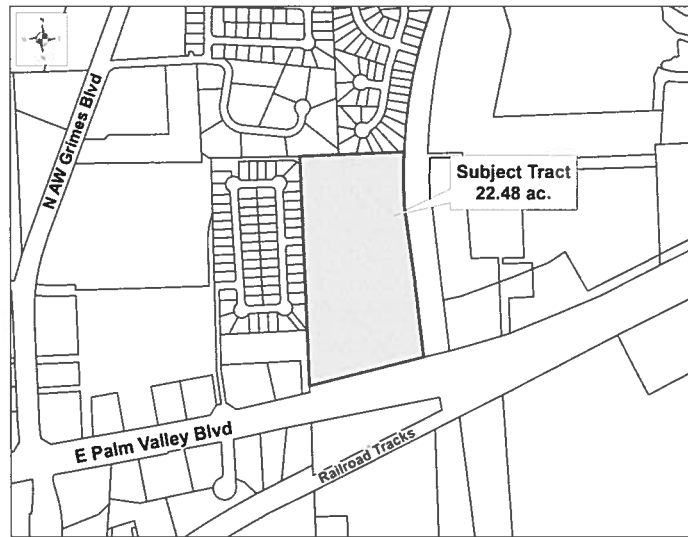


**Palm Valley Crossing Revised Concept Plan  
CONCEPT PLAN CP1811-003**



**CASE PLANNER:** JUAN ENRIQUEZ

**REQUEST:** Approval of a Concept Plan

**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: E. Palm Valley Boulevard Right-of-Way/Undeveloped Commercial Lot - Zoned C-1 (General Commercial)

East: Former MOKAN Rail Right-of-Way (Now Owned by TxDOT) - (Unzoned)

West: Commercial Center/Single-Family Residential - Zoned PUD No. 103 (Commercial/Residential)

**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:	3	3.22
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	1	19.26
<b>TOTALS:</b>	<b>4</b>	<b>22.48</b>

**Owner:**  
CHURCH OF CHRIST OF ROUND ROCK  
1200 N GEORGETOWN ST  
Round Rock, TX 78664-3210

**Agent:**  
Waeltz & Prete, Inc.  
Antonio A. Prete, P.E.  
3000 Joe DiMaggio Boulevard #72  
Round Rock, TX 78665

**Palm Valley Crossing Revised Concept Plan  
CONCEPT PLAN CP1811-003**

**HISTORY:** On April 4, 2018, the Planning and Zoning Commission (P&Z) approved a Concept Plan application (CP1803-001) for the subject tract. The Concept Plan application presented at this time is considered a revision to the original Concept Plan application since the owner added a new commercial lot. City staff has changed the requirements so that only general land use areas are depicted since the original Concept Plan approval. If that approach had been in place earlier in the year, there would be no need to revise the Concept Plan today.

By adopting the land use "bubble" approach that does not depict internal lot lines with this revision, no future revisions should be necessary even if additional lots are created. This Concept Plan, a revised Preliminary Plat (PP1811-002), and a Final Plat (FP1811-004) are being processed concurrently. Please note that approval of CP1811-003 will supersede the previously approved CP1803-003 for Palm Valley Crossing.

**DATE OF REVIEW:** December 19, 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 tract for commercial purposes. The tract is zoned C-1a (General Commercial – Limited) and allows commercial land uses such as offices, hotels, retail, and restaurants 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 tract 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 service will be provided by the City of Round Rock. The tract 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 tract is not located within the Edwards Aquifer Recharge Zone. Therefore, water quality 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 storm water conveyance limitation at an existing box culvert under E. Palm Valley Boulevard. Therefore, the northern portion of the tract will be providing on-site detention, while the remainder of the tract will participate in the Regional Storm Water Management Program.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Revise note number 4 to state "The approval of CP1811-003 supersedes the previously approved CP1803-001 for Palm Valley Crossing."
2. Revise the City tracking number to "CP1811-003" at the bottom right hand corner of both sheets.
3. The solid line shown on the east side of the joint access easement shall be revised to be shown with a dashed line.





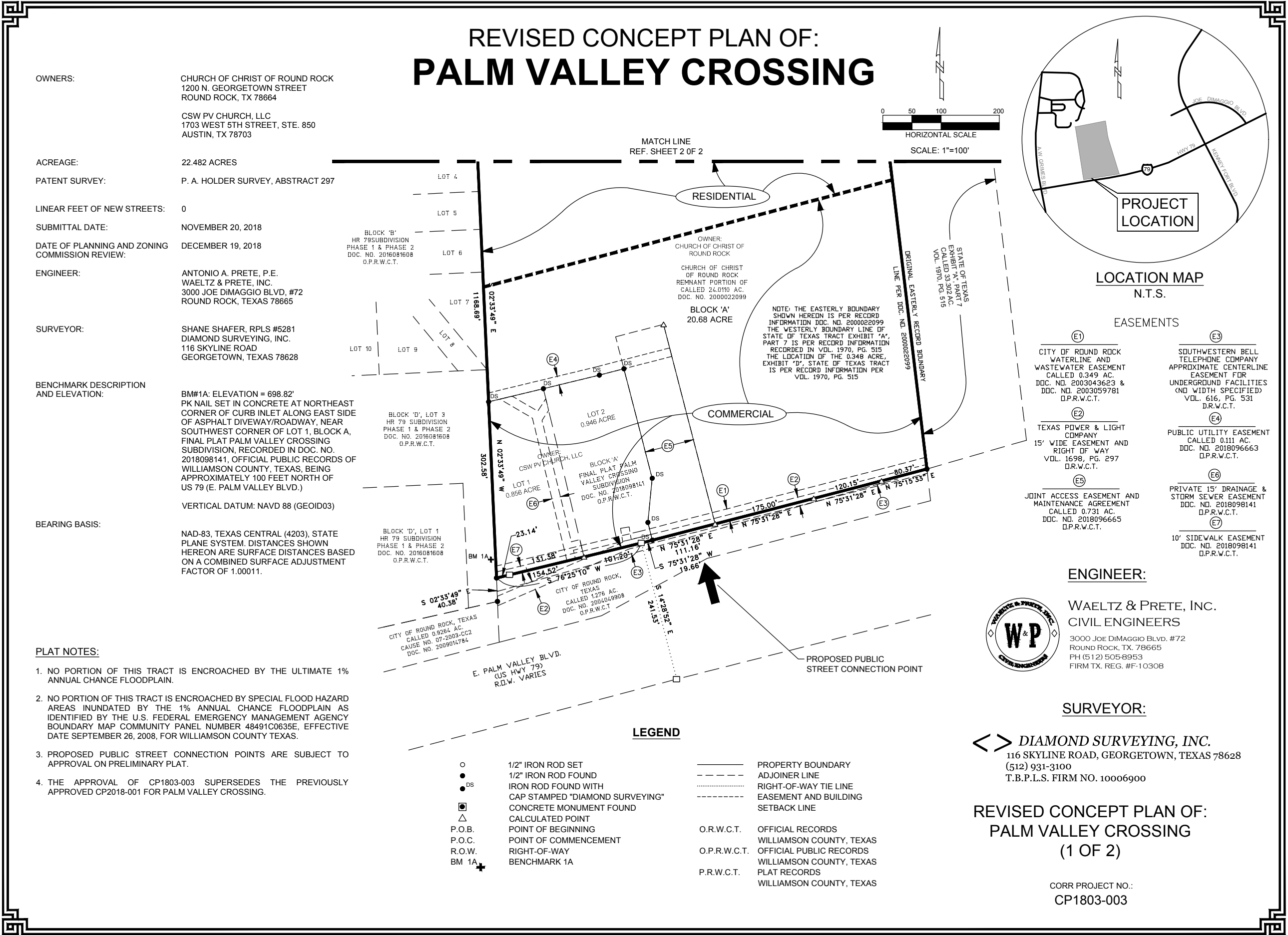
N W Grimes Blvd

**Subject Tract**  
**22.48 ac.**

E Palm Valley Blvd

Railroad Tracks





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  
T.B.P.L.S. FIRM NO. 10006900

REVISED CONCEPT PLAN OF:

PALM VALLEY CROSSING

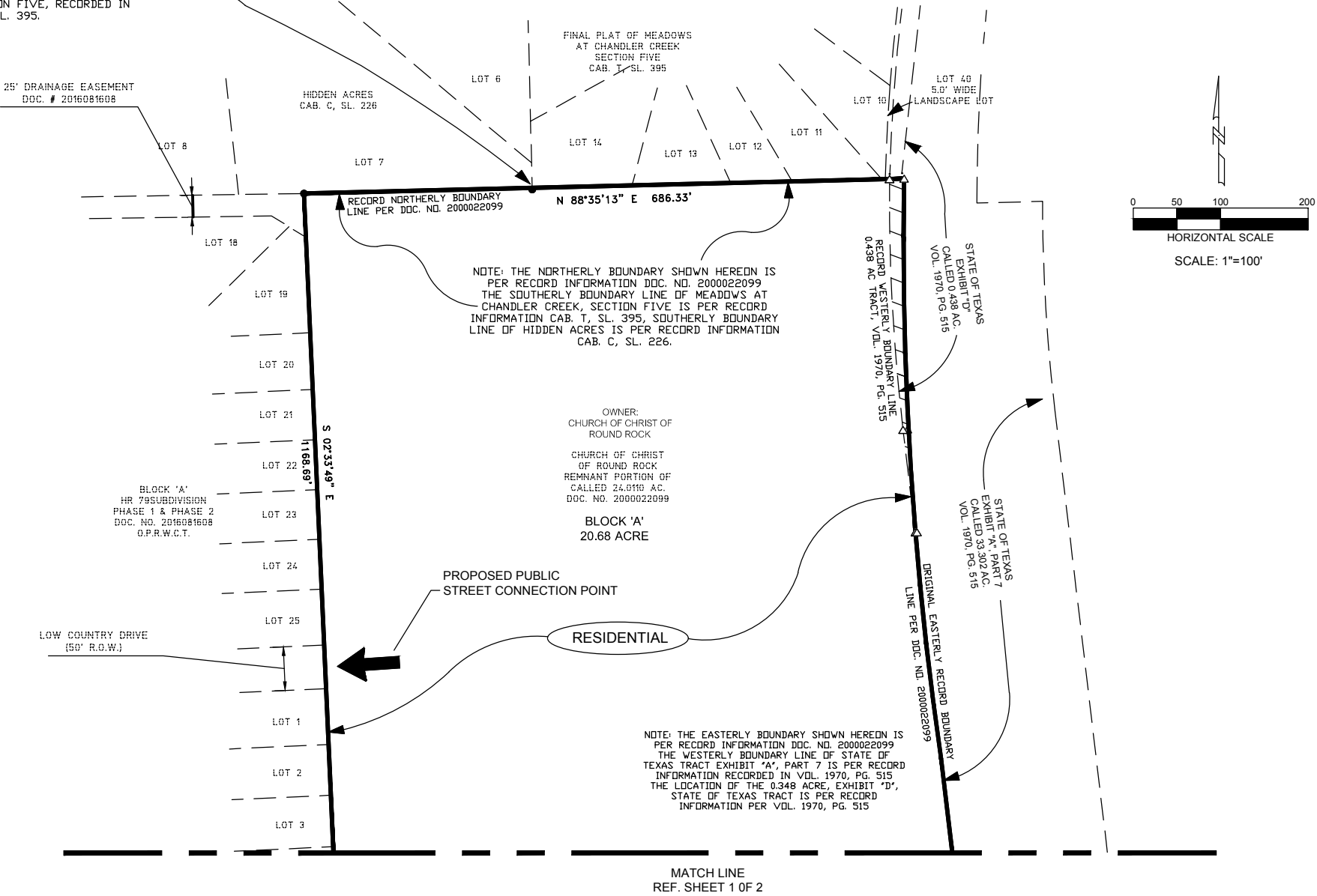
(1 OF 2)

CORR PROJECT NO.:  
CP1803-003

K:\CAD\073-005 2300 HWY 79 Retail Center\3-CAD\PLANS\Concept Plan\073-005 Palm Valley Crossing\_Concept Plan.dwg, CONCEPT 2, 12/5/2018 8:27:10 AM, 1:1646, W-P, Inc., JL

REVISED CONCEPT PLAN OF:  
**PALM VALLEY CROSSING**

IRON ROD FOUND 1.8' SOUTH OF RECORD  
NORTHERLY BOUNDARY LINE RECORDED IN DOC.  
2000022099, BEING THE RECORD SOUTHEAST  
CORNER OF HIDDEN ACRES, RECORDED IN CAB.  
C, SL. 226, SAME BEING THE RECORD  
SOUTHWEST CORNER OF THE MEADOWS AT  
CHANDLER CREEK, SECTION FIVE, RECORDED IN  
CAB. T, SL. 395.



**LEGEND**

○	1/2" IRON ROD SET	———	PROPERTY BOUNDARY
●	1/2" IRON ROD FOUND	- - - - -	ADJOINER LINE
● <sub>DS</sub>	IRON ROD FOUND WITH CAP STAMPED "DIAMOND SURVEYING"	.....	RIGHT-OF-WAY TIE LINE
■	CONCRETE MONUMENT FOUND	- - - - -	EASEMENT AND BUILDING SETBACK LINE
△	CALCULATED POINT		
P.O.B.	POINT OF BEGINNING	O.R.W.C.T.	OFFICIAL RECORDS
P.O.C.	POINT OF COMMENCEMENT	O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS
R.O.W.	RIGHT-OF-WAY	WILLIAMSON COUNTY, TEXAS	WILLIAMSON COUNTY, TEXAS
BM 1A	BENCHMARK 1A	P.R.W.C.T.	PLAT RECORDS
			WILLIAMSON COUNTY, TEXAS

REVISED CONCEPT PLAN OF:  
**PALM VALLEY CROSSING**  
(2 OF 2)

CORR PROJECT NO.:  
CP1803-003