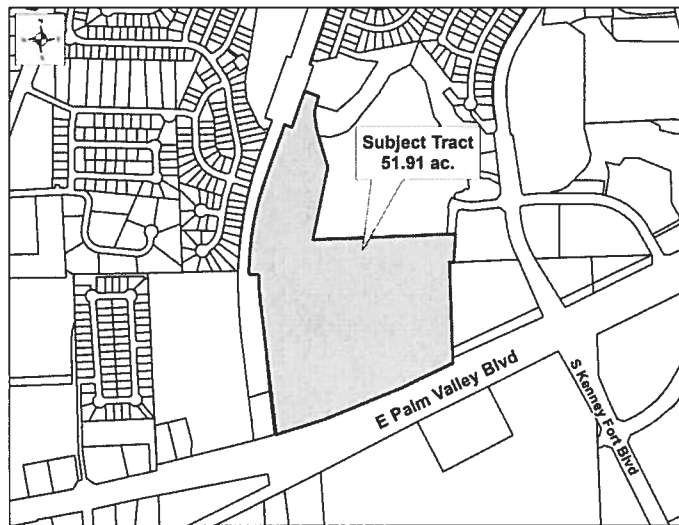


**Palm Valley Lutheran Church  
CONCEPT PLAN CP1812-003**



**CASE PLANNER:** Lee Heckman

**REQUEST:** Approval of a Concept Plan

**ZONING AT TIME OF APPLICATION:** PF-3 (Public Facilities - High Intensity) and PF-3-H (Public Facilities - High Intensity - Historic)

**DESCRIPTION:** 51.91 acres out of the P.A. Holder Survey, Abstract No. 297

**CURRENT USE OF PROPERTY:** Place of Worship and Accessory Uses

**GENERAL PLAN LAND USE DESIGNATION:** Public Facilities

**ADJACENT LAND USE:**

North: Medium Density Residential - Zoned PUD 44 - (Legends Village)

South: East Palm Valley Boulevard (US Hwy 79); Undeveloped Business Park (Zoned BP)

East: Undeveloped - ETJ (Unzoned); Medium Density Residential (Zoned PUD 44)

West: Former Mo-Kan Right-of-Way - ETJ (Unzoned); Developing Commercial (Zoned C-1a) and Undeveloped Residential (Zoned SF-2)

**PROPOSED LAND USE:** Place of Worship and Accessory Uses

<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
<b>TOTALS:</b>	<b>0</b>	<b>51.91</b>

**Owner:**  
Palm Valley Lutheran Church  
Alan Dunn  
2500 E. Palm Valley Blvd.  
Round Rock, TX 78665

**Agent:**  
Optimized Engineering  
Travis Robinson, PE  
1501 Bunton Creek Rd., Ste. 106  
Kyle, TX 78640

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**HISTORY:** This subject property is part of the Swenson Subdivision, a survey of approximately 800 acres north of Brushy Creek, recorded in 1871. That early survey depicts the cemetery, which was itself established in the mid-1850s. That survey's large tracts were subsequently parceled off, some were platted, others not. The Palm Valley Lutheran Church has occupied and further assembled a collection of platted and unplatted parcels, and now wishes to create one development lot. At the time of final platting, the application will be a combination replat and final plat.

**DATE OF REVIEW:** March 6, 2019

**LOCATION:** North of Palm Valley Boulevard, between Kenney Fort Boulevard to the east and the former Mo-Kan right-of-way to the west.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The Future Land Use Map designates the property as Public Facilities, and it is primarily zoned PF-3, Public Facilities – High Intensity district. This zoning designation was adopted in 2008, shortly after the property was voluntarily annexed. The existing church, erected in 1894, was designated a Texas Historic Landmark in 1970, and historic by the City of Round Rock in 2009.

Permitted uses in the PF-3 district include assisted living facilities, colleges and universities, government services, hospitals, and medical office, among others. A variety of community and public park types and places of worship are allowed. Unique to PF-3, there is no restriction on the square feet of accessory uses, provided development standards are met for these uses, and the property fronts onto an arterial street. As with other non-residential uses, building exteriors must be primarily stone, brick or of similar masonry construction, and larger buildings must be characterized with elevation variation and articulation.

Traffic, Access and Roads: The tract is currently accessed with a driveway from Palm Valley Boulevard, that lies approximately 380 feet east of the Mo-Kan right-of-way. An additional driveway stubout has been provided, approximately 650 to the east of the driveway; a third driveway stubout exists at the common lot line shared with the adjacent property to the east. Additional access to Palm Valley Boulevard would likely not be permitted, given the spacing requirements for driveways along this State-maintained roadway. Likewise, additional access to the former Mo-Kan right-of-way is not anticipated.

Right-of-way dedication for the future extension of Joe DiMaggio Boulevard along the eastern property line, from its current terminus to Palm Valley Boulevard, will be reflected on the preliminary and final plats. Specifically, 80 feet of right-of-way will be conveyed by the owner towards this City-initiated project; 10 feet of right-of-way is anticipated from the adjacent property owner. The alignment of the extension is expected to curve so that the future intersection with Palm Valley Blvd is more or less at 90-degrees. As a collector level street with sidewalks, additional access to the subject property may be requested; however, this would be reviewed at the time of future site development. The timing of any construction activities for the Joe DiMaggio Blvd. extension is unknown currently.

Water and Wastewater Service: The site is currently served by an 8- and 10-inch water line connecting to an 18" waterline running parallel to Palm Valley Boulevard. Wastewater service is providing by an 8-inch line to the north. Although a proposed activity building will require extension of water and wastewater lines internal to the site, no additional connections or capacity enhancements are proposed.

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Drainage: The tract is not located within the Edwards Aquifer Recharge Zone, so water quality measures are not required for this site. The property is slightly encumbered by Federal and City-defined floodplains in the northwest corner; a flood study is underway and will be approved prior to preliminary plat approval. The majority of the developed site drains to the east to an existing, bermed detention facility that also serves as a recreational ball field. No additional drainage improvements are anticipated with this plat; any future requirements or improvements will be considered at the time of site development.

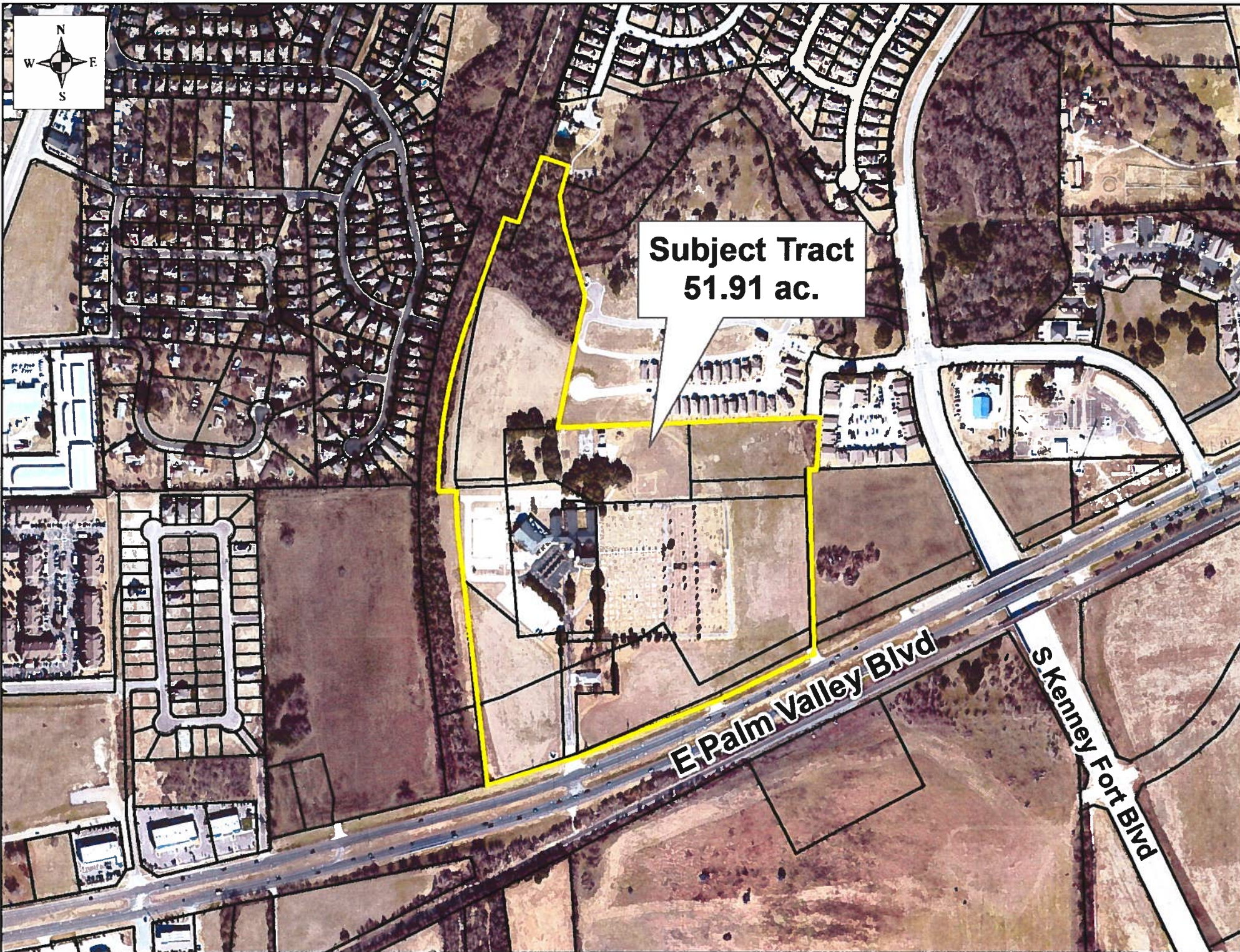
Additional Considerations: At this time, the subdivision process has been engaged solely to create a legally platted lot for the construction of an approximate 4,000 square feet activity building. No additional development of accessory uses or internal infrastructure improvements is proposed at this time.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. The preliminary plat shall reflect the following at the time of application:
  - a. Depict and callout "Proposed 10' P.U.E." north and adjacent to existing CoRR waterline easement along Palm Valley Boulevard;
  - b. Provide call out labeling the depicted "Drainage Easement" as existing or proposed;
  - c. Easement labels reading "Dedicated Hereon" or "Vacated Hereon" shall be changed to "To Be Dedicated" and "To Be Vacated" respectively;
  - d. The callout for a 0.2040-acre tract shall be more closely tied (via a lead line) to its parcel;
  - e. The flood plain note shall be revised to remove reference to FEMA Zone "X"; and
  - f. The dimension leader within Detail "A" shall be revised to correctly dimension the 10' sidewalk easement;
2. Prior to submittal of the preliminary plat, the associated flood study must be approved;
3. Prior to approval of the preliminary plat, a development agreement regarding right-of-way for the extension of Joe DiMaggio Boulevard shall be executed with the right-of-way depicted on the plat; and
4. Prior to approval of the final plat, a deed regarding right-of-way for the extension of Joe DiMaggio Boulevard shall be recorded and the record information shall be depicted on the plat.



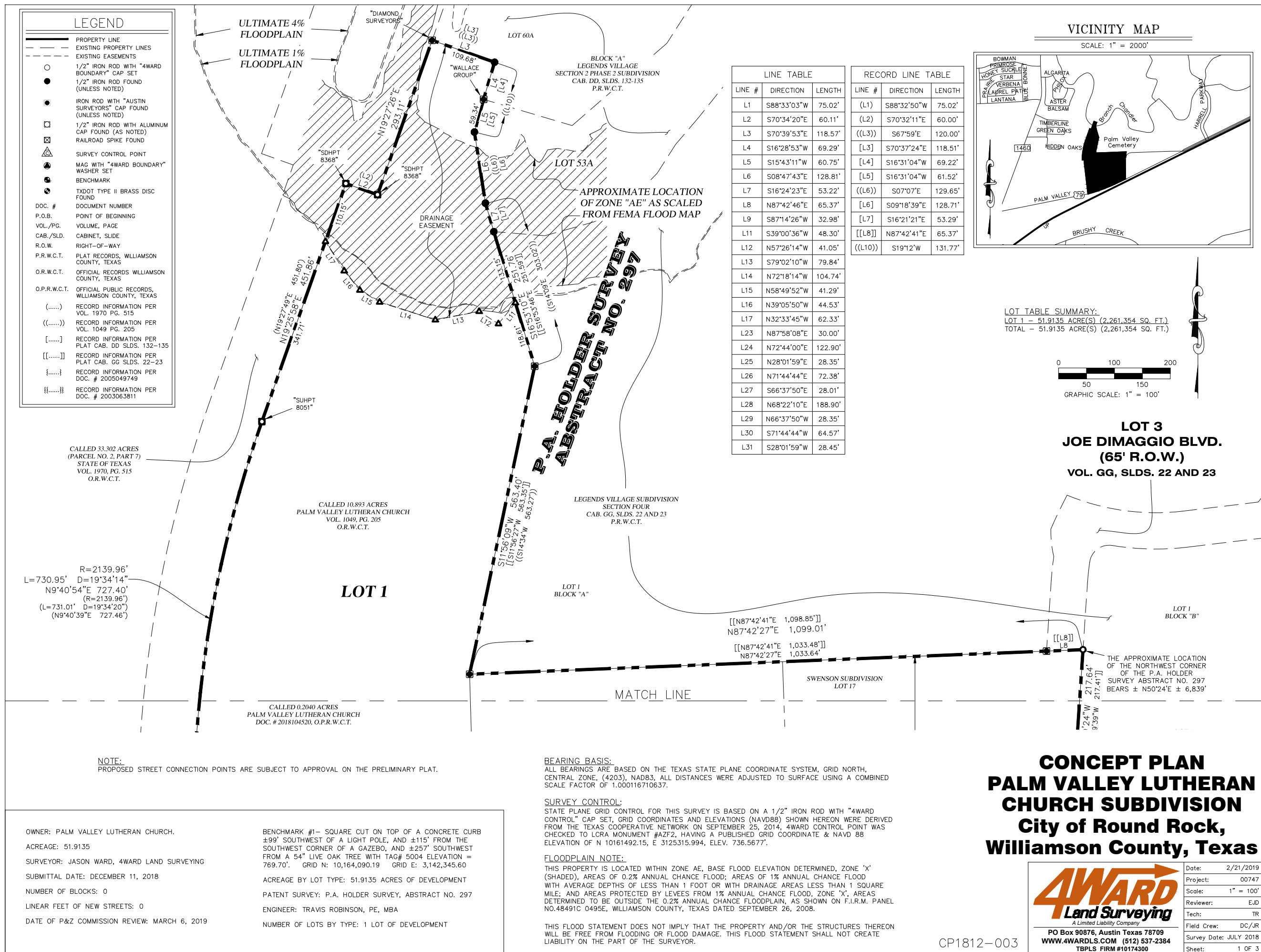


**Subject Tract  
51.91 ac.**

**E Palm Valley Blvd**

**S Kenney Fort Blvd**







LEGAL DESCRIPTION  
BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 51.9135 ACRES (2,261,354 SQUARE FEET), OUT OF THE P. A. HOLDER SURVEY, ABSTRACT NO. 297, OF WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF LOT 3, LOT 4, LOT 17 AND LOT 18 SWENSON SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 13, PAGE 119 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), A PORTION A CALLED 8.3173 ACRES TRACT OF LAND CONVEYED TO PALM VALLEY LUTHERAN CHURCH IN VOLUME 2147, PAGE 366 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.T.), A PORTION OF A CALLED 4.56 ACRE TRACT OF LAND CONVEYED TO PALM VALLEY LUTHERAN CHURCH OF ROUND ROCK TEXAS IN VOLUME 887, PAGE 787 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), A PORTION OF A CALLED SAID LOT 4, PALM VALLEY LUTHERAN CHURCH, IN VOLUME 15, PAGE 233 OF THE (D.R.W.C.T.), DESCRIBED AS A CALLED 21.71 ACRES DESCRIBED IN VOLUME 419, PAGE 214 OF THE (D.R.W.C.T.), A PORTION OF A CALLED 18.05 ACRE DESIGNATION OF CEMETERY PROPERTY IN DOCUMENT NO. 2002094048 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.) AND FURTHER DESCRIBED IN AN AMENDMENT TO DESIGNATION OF CEMETERY IN DOCUMENT NO. 2007001552 OF THE (O.P.R.W.C.T.), BEING ALL OF A CALLED 2.9827 ACRE TRACT CONVEYED TO PALM VALLEY LUTHERAN CHURCH OF ROUND ROCK, TEXAS IN VOLUME 1022, PAGE 315 OF THE (O.R.W.C.T.), ALL OF A CALLED 5-1/3 ACRES TRACT DESCRIBED AS A PART OF LOT 17, SWENSON SUBDIVISION CONVEYED TO SWEDISH LUTHERAN CHURCH OF BRUSHY PARISH IN VOLUME 31, PAGE 12 OF THE (D.R.W.C.T.), ALL OF A CALLED A CALLED 10.893 ACRE TRACT CONVEYED TO PALM VALLEY LUTHERAN CHURCH IN VOLUME 1049, PAGE 205 OF THE (O.R.W.C.T.), AND ALL OF A CALLED 0.2040 ACRE TRACT CONVEYED TO PALM VALLEY LUTHERAN CHURCH IN DOCUMENT NO. 2018104520 OF THE (O.P.R.W.C.T.), SAID 51.9135 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD WITH ALUMINUM TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) CAP FOUND WITHIN SAID LOT 3, AT AN ANGLE POINT IN THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 79 (RIGHT-OF-WAY WIDTH VARIES), BEING IN THE WEST LINE OF SAID 8.3173 ACRE TRACT, SAME BEING THE WEST LINE OF SAID 11.22 ACRE TRACT, ALSO BEING THE EAST LINE OF A CALLED 33.302 ACRE TRACT OF LAND CONVEYED TO THE STATE OF TEXAS IN VOLUME 1970, PAGE 515 (O.R.W.C.T.), AND BEING AT THE NORTHWEST CORNER OF A CALLED 3.108 ACRE TRACT OF LAND CONVEYED TO THE CITY OF ROUND ROCK IN DOCUMENT NO. 2005049749 (O.P.R.W.C.T.), FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING HEREOF;

THENCE, WITH THE EAST LINE OF SAID 33.302 ACRE TRACT, IN PART BEING THE COMMON WEST LINE OF SAID 8.3173 ACRE TRACT AND SAID 11.22 ACRE TRACT, AND IN PART BEING THE WEST LINE OF SAID 10.893 ACRE TRACT, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

- 1)N06°44'09"W, A DISTANCE OF 995.29 FEET TO A 1/2-INCH IRON ROD FOUND FOR A POINT OF CURVATURE HEREOF;
- 2) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 2064.96 FEET, WHOSE ARC LENGTH IS 241.27 FEET AND WHOSE CHORD BEARS N03°28'07"W, A DISTANCE OF 241.13 FEET TO A 1/2-INCH IRON ROD WITH "RPLS 1481" CAP FOUND FOR AN ANGLE POINT HEREOF;
- 3) S88°33'03"W, A DISTANCE OF 75.02 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR A NON-TANGENT POINT OF CURVATURE HEREOF;
- 4) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 2139.96 FEET, WHOSE ARC LENGTH IS 730.95 FEET AND WHOSE CHORD BEARS N09°40'54"E, A DISTANCE OF 727.40 FEET, PASSING THE NORTH LINE OF SAID LOT 3, AND CONTINUING TO A 1/2-INCH IRON ROD WITH ALUMINUM "SUHPT 8051" CAP FOUND FOR A POINT OF TANGENCY HEREOF;
- 5) N19°25'58"E, A DISTANCE OF 451.86 FEET TO A 1/2-INCH IRON ROD WITH ALUMINUM "SDHPT 8368" CAP FOUND FOR AN ANGLE POINT HEREOF;
- 6) S70°34'20"E, A DISTANCE OF 60.11 FEET TO A 1/2-INCH IRON ROD WITH ALUMINUM "SDHPT 8368" CAP FOUND FOR AN ANGLE POINT HEREOF;
- 7) N19°27'26"E, A DISTANCE OF 293.11 FEET TO A 1/2-INCH IRON ROD WITH "DIAMOND SURVEYING" CAP FOUND AT THE NORTHWEST CORNER OF SAID 10.893 ACRE TRACT, SAME BEING AN ANGLE POINT IN THE WEST LINE OF LOT 60A, BLOCK A, LEGENDS VILLAGE SECTION 2 PHASE 2 SUBDIVISION, A SUBDIVISION RECORDED IN CABINET DD, SLIDE 132 (P.R.W.C.T.), FOR THE NORTHWEST CORNER HEREOF;

THENCE, WITH THE NORTH AND EAST LINES OF SAID 10.893 ACRE TRACT, IN PART BEING THE WEST LINE OF LOTS 60A AND 53A, BLOCK A, LEGENDS VILLAGE SECTION 2 PHASE 2 SUBDIVISION, AND IN PART BEING THE WEST

LINE OF LOT 1, BLOCK "A", LEGENDS VILLAGE SUBDIVISION SECTION FOUR, A SUBDIVISION RECORDED IN CABINET GG, SLIDE 22 (P.R.W.C.T.), THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

- 1)S70°39'53"E, WITH THE WEST LINE OF SAID LOT 60A, A DISTANCE OF 118.57 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHERLY NORTHEAST CORNER HEREOF;
- 2) S16°28'53"W, WITH THE WEST LINE OF SAID LOT 60A, A DISTANCE OF 69.29 FEET TO A 1/2-INCH IRON ROD WITH "WALLACE GROUP" CAP FOUND AT THE COMMON WEST CORNER OF SAID LOT 60A AND SAID LOT 53A, FOR AN ANGLE POINT HEREOF;
- 3) S15°43'11"W, WITH THE WEST LINE OF SAID LOT 53A, A DISTANCE OF 60.75 FEET TO A 1/2-INCH IRON ROD FOUND ON THE EAST SIDE OF A 15" ELM TREE FOR AN ANGLE POINT HEREOF;
- 4) S08°47'43"E, WITH THE WEST LINE OF SAID LOT 53A, A DISTANCE OF 128.81 FEET TO A 1/2-INCH IRON ROD FOUND ON THE EAST SIDE OF A 15" ELM TREE FOR AN ANGLE POINT HEREOF;
- 5) S16°24'23"E, WITH THE WEST LINE OF SAID LOT 53A, A DISTANCE OF 53.22 FEET TO A 1/2-INCH IRON ROD FOUND AT THE COMMON WEST CORNER OF SAID LOT 53A AND SAID LOT 1, FOR AN ANGLE POINT HEREOF;
- 6) S16°53'10"E, WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 251.76 FEET TO A 1/2-INCH IRON ROD WITH "AUSTIN SURVEYORS" CAP FOUND FOR AN ANGLE POINT HEREOF;
- 7) S11°56'09"W, CONTINUING WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 563.40 FEET TO A 1/2-INCH IRON ROD WITH "AUSTIN SURVEYORS" CAP FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 1, SAME BEING THE NORTHWEST CORNER OF SAID LOT 17, ALSO BEING AN ANGLE POINT IN THE EAST LINE OF SAID 10.893 ACRE TRACT, ALSO BEING THE NORTHWEST CORNER OF SAID 5-1/3 ACRE TRACT, FOR AN INTERIOR ELL CORNER IN THE NORTH LINE HEREOF;

THENCE, WITH THE NORTH LINE OF SAID 5-1/3 ACRE TRACT, SAME BEING THE NORTH LINE OF SAID LOT 17, ALSO BEING THE SOUTH LINE OF SAID LOT 1, N87°42'27"E, PASSING AT A DISTANCE OF 1033.64 FEET, A 1/2-INCH IRON ROD WITH "AUSTIN SURVEYORS" CAP FOUND AT THE SOUTHEAST CORNER OF SAID LOT 1, SAME BEING THE SOUTHWEST CORNER JOE DIMAGGIO BOULEVARD (65' RIGHT-OF-WAY WIDTH), AND CONTINUING WITH THE COMMON LINE OF SAID 5-1/3 ACRE TRACT AND THE SOUTH TERMINUS OF JOE DIMAGGIO BOULEVARD, FOR A TOTAL DISTANCE OF 1099.01 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR THE SOUTHEAST CORNER OF JOE DIMAGGIO BOULEVARD, SAME BEING THE CALLED NORTHEAST CORNER OF SAID 5-1/3 ACRE TRACT, ALSO BEING IN THE WEST LINE OF LOT 1, BLOCK "B", LEGENDS VILLAGE SUBDIVISION SECTION FOUR, FOR THE SOUTHERLY NORTHEAST CORNER HEREOF;

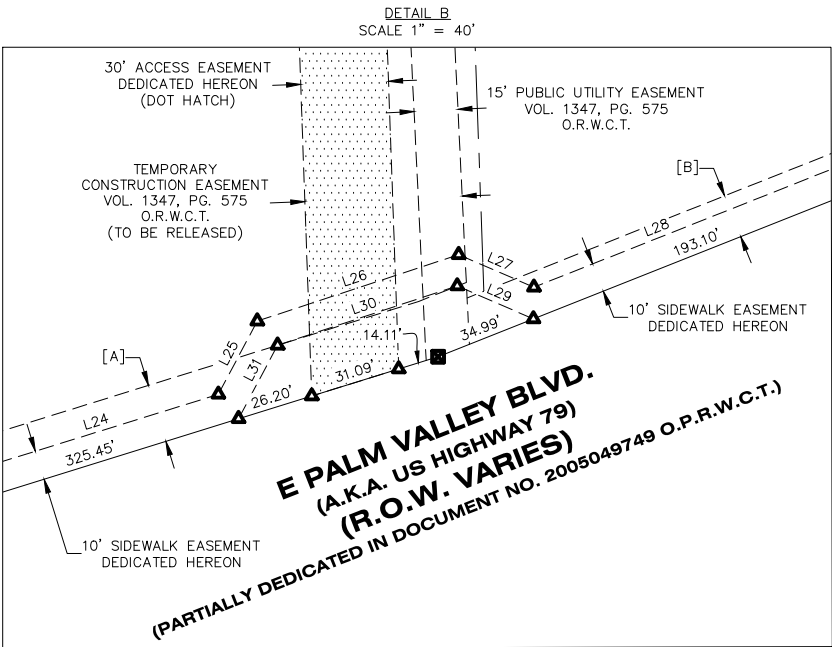
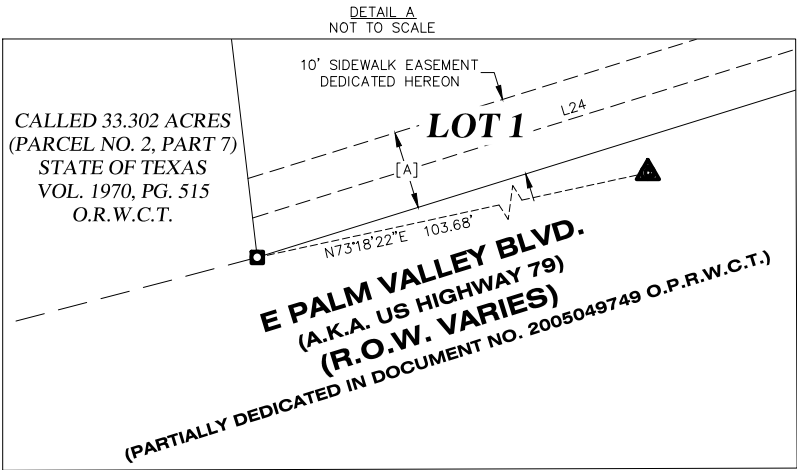
THENCE, CROSSING SAID LOT 17 WITH THE WEST LINE OF SAID LOT 1, BLOCK "B", SAME BEING THE CALLED EAST LINE OF SAID 5-1/3 ACRE TRACT, S03°49'24"W, A DISTANCE OF 217.64 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET IN THE SOUTH LINE OF SAID LOT 17, SAME BEING THE NORTH LINE OF LOT 5 OF S. M. SWENSON'S SUBDIVISION, FOR THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK "B", SAME BEING THE CALLED SOUTHEAST CORNER OF SAID 5-1/3 ACRE TRACT, ALSO BEING IN THE NORTH LINE OF A CALLED 15.99 ACRE TRACT OF LAND CONVEYED TO CRESSMAN ENTERPRISES, L.P. IN DOCUMENT NO. 2003063811 (O.P.R.W.C.T.), FOR AN ANGLE POINT HEREOF, FROM WHICH A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 15.99 ACRE TRACT BEARS N87°14'26"E, A DISTANCE OF 1066.33 FEET;

THENCE, WITH THE COMMON LINE OF SAID LOT 17, SAID LOT 5, AND SAID 15.99 ACRE TRACT, BEING THE APPARENT SOUTH LINE OF SAID 5-1/3 ACRE TRACT, S87°14'26"W, A DISTANCE OF 32.98 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 4, SAME BEING NORTHWEST CORNER OF SAID 15.99 ACRE TRACT AND THE NORTHWEST CORNER OF SAID LOT 5, FOR AN ANGLE POINT HEREOF;

THENCE, WITH THE EAST LINE OF SAID LOT 4, SAME BEING THE WEST LINE OF SAID 15.99 ACRE TRACT AND THE WEST LINE OF SAID LOT 5, S01°55'33"E, PASSING AT A DISTANCE OF 673.13 FEET, A 3/8-INCH IRON ROD FOUND, AND CONTINUING, FOR A TOTAL DISTANCE OF 769.68 FEET TO A MAG NAIL WITH "4WARD BOUNDARY" WASHER SET IN THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 79, FOR THE NORTHEAST CORNER OF SAID 3.108 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF A CALLED 2.548 ACRE TRACT OF LAND CONVEYED TO THE CITY OF ROUND ROCK, TEXAS, IN DOCUMENT NO. 2004075637 (O.P.R.W.C.T.), FOR THE SOUTHEAST CORNER HEREOF;

THENCE, CROSSING SAID LOT 4, SAID LOT 18, SAID 4.56 ACRE TRACT, SAID LOT 3, SAID 11.22 ACRE TRACT, AND SAID 8.3173 ACRE TRACT, WITH THE NORTH LINE OF SAID 3.108 ACRE TRACT, SAME BEING THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 79, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1)S64°12'32"W, PASSING THE COMMON LINE OF LOT 4, LOT 18, AND SAID 4.56 ACRE TRACT, AND CONTINUING, A DISTANCE OF 438.70 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF;
- 2) S67°40'43"W, A DISTANCE OF 408.94 FEET TO A TXDOT TYPE II MONUMENT FOUND FOR AN ANGLE POINT HEREOF;
- 3) S68°22'10"W, A DISTANCE OF 228.09 FEET TO A RAILROAD SPIKE FOUND FOR AN ANGLE POINT HEREOF; AND
- 4) S72°44'00"W, PASSING THE COMMON LINE OF SAID LOT 18, SAID LOT 3, SAID 4.56 ACRE TRACT, SAID 11.22 ACRE TRACT, AND SAID 8.3173 ACRE TRACT, AND CONTINUING, A DISTANCE OF 396.85 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 51.9135 ACRES (2,261,354 SQUARE FEET) MORE OR LESS.



## CONCEPT PLAN PALM VALLEY LUTHERAN CHURCH SUBDIVISION City of Round Rock, Williamson County, Texas

**4WARD**  
Land Surveying  
A Limited Liability Company  
PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

Date:	2/21/2019
Project:	00747
Scale:	1" = 100'
Reviewer:	EJD
Tech:	TR
Field Crew:	DC/JR
Survey Date:	JULY 2018
Sheet:	3 OF 3

CP1812-003