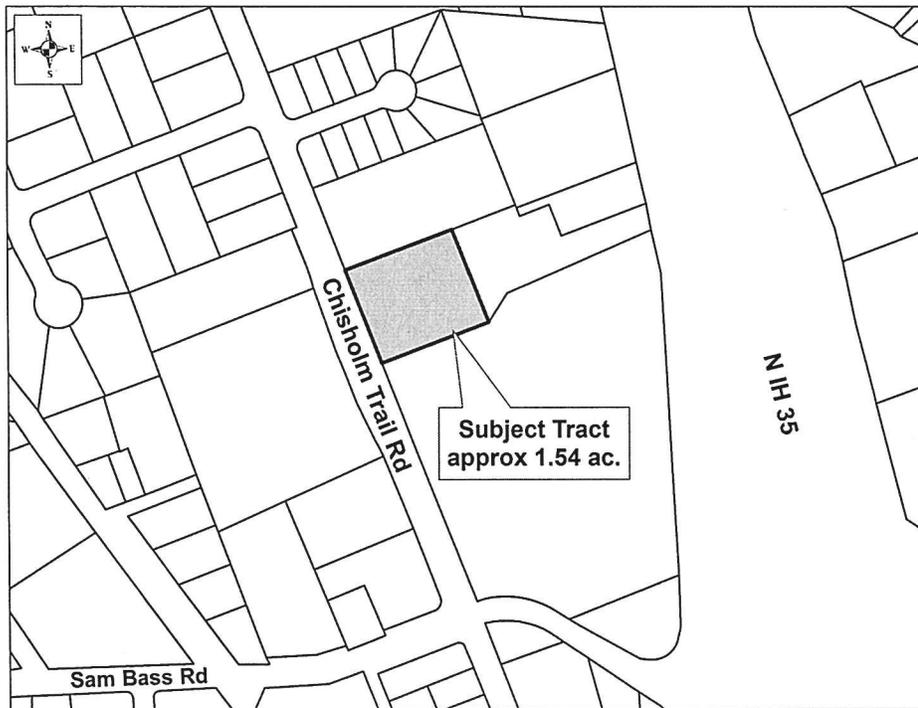


**Chisholm Oaks Subdivision
FINAL PLAT FP1611-001**



CASE PLANNER: David Fowler

REQUEST: Approval of Minor Plat

ZONING AT TIME OF APPLICATION: C-1

DESCRIPTION: 1.54 acres out of the Jacob M. Harrell, Abstract No. 284

CURRENT USE OF PROPERTY: Residential

GENERAL PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

- North: Commercial
- South: Commercial
- East: Commercial
- West: Industrial

PROPOSED LAND USE: Commercial

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0.00
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	1	1.54
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	1	1.54

Owner:
Walter Renna Jr.
1307 Chisholm Trail
Round Rock, TX 78681

Agent
Hejl, Lee & Associates, Inc.
Chien Lee, P.E.
321 Ed Schmidt Blvd., Ste. 100
Hutto, TX 78634

**Chisholm Oaks Subdivision
FINAL PLAT FP1611-001**

HISTORY: The subject lot is not platted. There is no history of platting actions on the site.

DATE OF REVIEW: December 7, 2016

LOCATION: East side of Chisholm Trail Road, north of Sam Bass Road

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designation for the subject tract is Commercial and the site is zoned C-1, General Commercial. The C-1 General Commercial district supports a variety of commercial uses including restaurant, retail, auto sales, office, overnight accommodations, and medical office. The C-1 zoning regulations include landscaping, design standards, and building material requirements to ensure quality and attractive development. In the C-1 district, the exteriors of all buildings must be masonry, except for doors, windows and trim. The zoning and proposed commercial use conform to the General Plan.

Traffic, Access and Roads: The subject tract fronts on Chisholm Trail Road. The Transportation Department has determined that the plat will not require a Traffic Impact Analysis (TIA).

Water and Wastewater Service: The plat will have a connection to an 8-inch water line at the south side of the plat via an existing 4-inch line serving the existing building on the plat site. Other larger water lines nearby connect to this 8-inch line. For wastewater service, the site will connect to an existing 8-inch water line in Chisholm Trail Road via a 6-inch line.

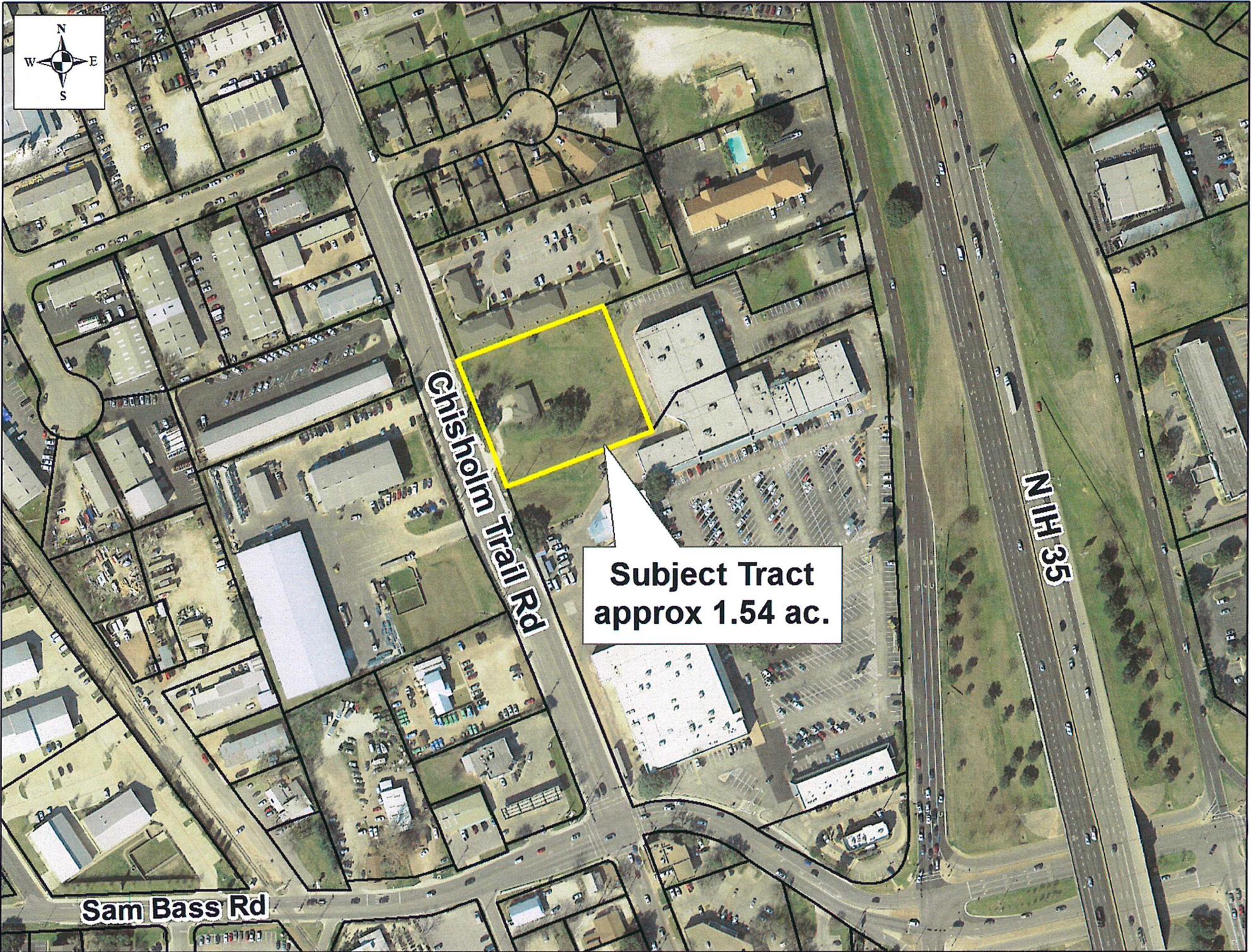
Drainage: A detention pond will be built onsite, outfalling to city storm sewer located in Chisholm Trail Road.

Additional Considerations: The subject tract is intended to be developed as a retail center. This application is being processed as a minor plat because it is a single lot, and no TIA or off site public utility improvements are required.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Add standard Public Utility/Sidewalk Easement note.



Chisholm Trail Rd

NIH 35

Sam Bass Rd

Subject Tract
approx 1.54 ac.

CHISHOLM OAKS SUBDIVISION FINAL PLAT

FIELD NOTES

BEING APPROXIMATELY 1.54 ACRES OF LAND OUT OF THE JACOB M. HARRELL SURVEY, ABSTRACT 284 AND BEING A PORTION OF A 1.60 ACRE TRACT DEEDED TO WALTER RENNA, JR. AS RECORDED IN DOCUMENT 9660138 OF THE OFFICIAL RECORD OF WILLIAMSON COUNTY (O.R.W.C.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING at an 1/2" iron rod found for the northwest corner of Lot 1 of the Resubdivision of Round Rock Center West (Revised) as recorded in Cabinet E, Slide 68-69 of Williamson County Plat Records (W.C.P.R.), being the southeast corner of a 0.0548 acre tract of land deeded to City of Round Rock for right-of-way as recorded in Document No. 2010013424 of Official Public Record of Williamson County (O.P.R.W.C.), also being the southwest corner of herein described tract;

THENCE, N 21°47'07" W travelling along the east line of said 0.0548 acre tract, a distance of 238.08 feet to an iron rod found for the northeast corner of said 0.0548 acre tract, being the southwest corner of Lot 1, Block A, Chisholm Trail Office Park, a subdivision recorded in Cabinet DD, Slides 46-47 of W.C.P.R., from which an iron rod found on the west side of Chisholm Trail bears N 53°02'27" W and a distance of 158.33 feet, also being the northwest corner of herein described tract;

THENCE, N 69°33'54" E travelling along the south line of said 0.0548 acre tract, being the north line of said 1.60 acre tract, a distance of 10.00 feet passing an iron rod found, with a total distance of 282.99 feet to a 3/8" iron rod found for the northwest corner of Lot 2 of said Resubdivision of Round Rock Center West (Revised), being the northeast corner of said 1.60 acre tract, also being the northeast corner of herein described tract;

THENCE, S 21°44'43" E travelling along the west line of said Lot 2, and the east line of said 1.60 acre tract, a distance of 237.87 feet to an iron rod found for the common corner of Lot 1 and Lot 2 of said resubdivision, being the southeast corner of said 1.60 acre tract, also being the southeast corner of herein described tract;

THENCE, S 69°31'18" W travelling along the north line of said Lot 2, being the south line of said 1.60 acre tract, a distance of 282.82 feet to the POINT OF BEGINNING, contains 1.54 acres of land, more or less.

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT I, CHIEN LEE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH CHAPTER 36, SUBDIVISION, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION AS AMENDED.

SIGNATURE AND SEAL OF LICENSED SURVEYOR
CHIEN LEE, R.P.L.S. NO. 5771

DATE

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT I, CHIEN LEE P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND, 2010 EDITION AS AMENDED, AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

SIGNATURE AND SEAL OF LICENSED ENGINEER
CHIEN LEE, P.E. NO. 66022

DATE

STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT I, WALTER RENNA JR., AS THE OWNER OF THAT CERTAIN 1.54 ACRES OF LAND RECORDED IN DOCUMENT NO. 1996060138, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS CHISHOLM OAKS SUBDIVISION.

WALTER RENNA JR.
1307 CHISHOLM TRAILS
ROUND ROCK, TEXAS 78681

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 20____.

BY _____
NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME: _____
MY COMMISSION EXPIRES: _____

APPROVED THIS ____ DAY OF _____, 201____, BY THE CITY PLANNING AND ZONING OF THE CITY OF ROUND ROCK, TEXAS, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS

DAVID PAVLISKA, CHAIRMAN

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, A.D., 201____ AT _____ O'CLOCK _____.M., AND RECORDED ON THE ____ DAY OF _____, 20____ AT _____ O'CLOCK ____ M., IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO. _____.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

NOTES

1. NO PORTION OF THIS TRACT IS ENCREACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
2. NO PORTION OF THIS TRACT IS ENCREACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0490E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
3. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED.

HEJL, LEE & ASSOCIATES, INC.
ENGINEERING • SURVEYING • PLANNING
321 ED SCHMIDT BLVD., SUITE 100
HUTTO, TX 78634
Ph:(512) 642-3292 FAX:(512) 642-4230
TBPE FIRM NO. F-755, TBPLS FIRM NO. 10058500