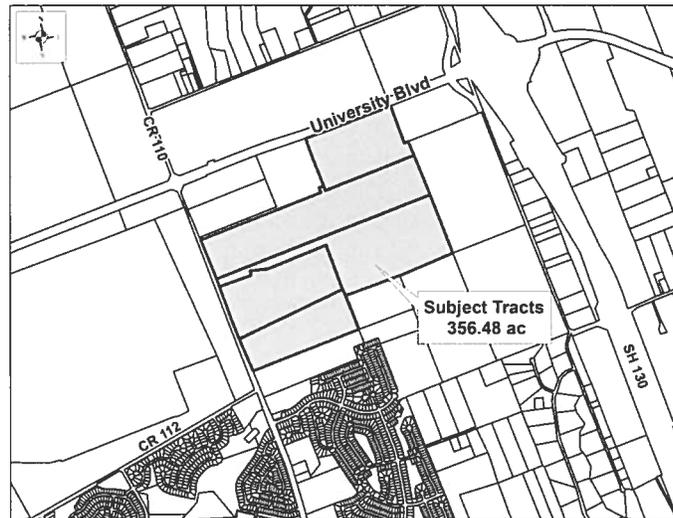


**Caffey Tract
CONCEPT PLAN CP1902-001**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of a concept plan

ZONING AT TIME OF APPLICATION: ETJ

DESCRIPTION: 356.48 acres out of the H. Millard Survey, Abstract No. 452

CURRENT USE OF PROPERTY: several residences and barns

GENERAL PLAN LAND USE DESIGNATION: residential

ADJACENT LAND USE:

- North: light industrial - ETJ and proposed residential (across University Blvd.)
- South: undeveloped - ETJ
- East: undeveloped - ETJ
- West: undeveloped - ETJ

PROPOSED LAND USE: single family and commercial

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	345.17
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	11.31
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	0	356.48

Owner:
Creek Bend Land Holdings, LLC
Stuart Caffey
6201 CR 110
Hutto, TX 78634

Agent:
Carlson, Brigrance & Doering, Inc.
Geoff Guerrero
5501 W. William Cannon Drive
Austin, TX 78749

Caffey Tract
CONCEPT PLAN CP1902-001

HISTORY: The tract is in northeastern quadrant of the ETJ.

DATE OF REVIEW: May 15, 2019

LOCATION: East of CR 110 and west of SH 130; north and south of University Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The entire property is currently designated for residential use. A General Plan amendment is being considered to change an approximately 11-acre portion along University Blvd. to commercial.

Traffic, Access and Roads: The property has frontage along University Blvd. and CR 110. A TIA (Traffic Impact Analysis) is being prepared and all relevant issues have been identified. An approved TIA will be required prior to submittal of a preliminary plat. Williamson County has prepared road widening plans for University Blvd. and CR 110. The amount of right-of-way needed for these projects has not been finalized but will be determined with the preliminary plat.

The Concept Plan contains an extension of CR 112, from CR 110 on the west side of the site, to the eastern boundary. CR 112 is identified as an arterial roadway in Williamson County's roadway plan. A collector roadway, identified as 'Collector B' on the plan, will connect the CR 112 extension to University Blvd. to the north. A second collector, 'Collector C', will also connect to CR 110, north of the proposed intersection with the CR 112 extension.

Water and Wastewater Service: The property is within the water service area of the Jonah Water SUD (Special Utility District) and it is within the wastewater service area of the City of Round Rock.

Drainage: A flood study will be required for the preliminary plat.

RECOMMENDED MOTION:

Staff recommends approval of the concept plan.



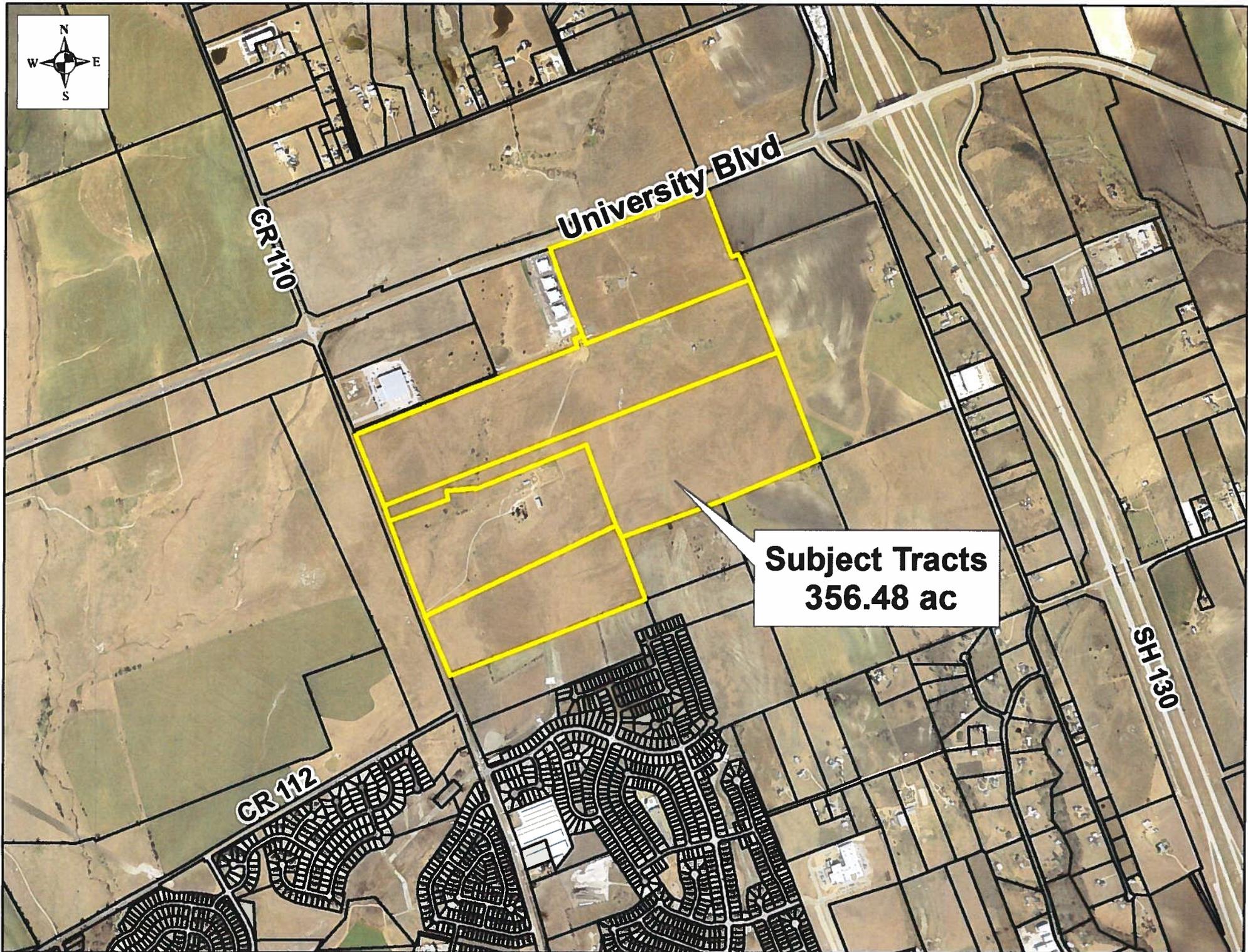
CR 110

University Blvd

CR 112

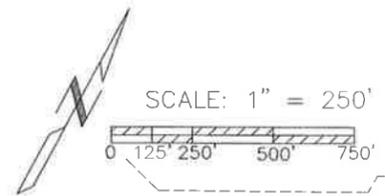
SH 130

**Subject Tracts
356.48 ac**



CAFFEY TRACT CONCEPT PLAN

CoRR TRACKING NO. CP1902-001



RUIDOSA IRRIG. CO.
SURVEY,
A - 714

J. MCQUEEN SURVEY,
A - 426

H. MILLARD SURVEY,
A - 452

JSL NORTH INVESTMENTS, LLC.
167.558 ACRES
DOC. No. 2017057905

AUDELL PAYNE
REMAINDER OF 60 ACRES
VOL. 456, PG. 486

UNIVERSITY BLVD.
(200' ROW)

TO SH 130 →

JSL NORTH INVESTMENTS LLC
21.511 ACRES
DOC. No. 2017057905

DRAINAGE ESMT.
DOC. No. 2006013025
TO WILLIAMSON COUNTY

AUDELL PAYNE
REMAINDER OF 60 ACRES
VOL. 456, PG. 486

PRO BUILD REAL ESTATE HOLDINGS
LLC
25.07 ACRES
DOC. No. 2008067193

HENRY DEVELOPMENT LTD
REMAINDER OF (TRACT 1)
34.70 ACRES
DOC. No. 2004089842

HENRY DEVELOPMENT LTD
0.14 ACRE
DOC. No. 2017074516

HENRY DEVELOPMENT LTD
(TRACT 2)
2.07 ACRES
DOC. No. 2004089842

HENRY DEVELOPMENT LTD
(TRACT 1)
0.18 ACRE
DOC. No. 2017045283

LONE MOUNTAIN
PROPERTIES, LLC
0.07 ACRE
DOC. No. 2017074514

NELSON HOMESTEAD
FAMILY TRUST
1629.95 ACRES
DOC. No. 1988024077

CR 110 (90' ROW)

COLLECTOR C

OVERHEAD UTILITY
ESMT
VOL. 925, PG. 825
TO TEXAS POWER
AND LIGHT

DRAINAGE ESMT.
DOC. #2016062897
TO WILLIAMSON COUNTY

ARTERIAL (CR 110 EXTENSION)

COLLECTOR B

ARTERIAL (CR 112 EXTENSION)

VETERANS LAND BOARD
75.00 ACRES
VOL. 781, PG. 247

BENCHMARKS:

1. TP-MAG NAIL W/SHINER ON HEADWALL SE CORNER OF INTERSECTION OF UNIVERSITY BLVD. AT CR 110. N10186630.00/E3152032.85 ELEV=780.58'
2. TP-MAG NAIL W/SHINER ON HEADWALL EAST SIDE OF CR 110, +/-4,762 FEET SOUTH OF THE INTERSECTION OF UNIVERSITY BLVD. AT CR 110. N10182222.63/E3153659.56 ELEV=726.61'

NOTES

1. PROPOSED PUBLIC STREET CONNECTION POINTS ARE SUBJECT TO APPROVAL ON PRELIMINARY PLAT.
2. A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING GREATER THAN 29 DWELLING UNITS.
3. A PORTION OF THIS TRACT WITHIN THIS CONCEPT PLAN IS ENCROACHED BY FEMA ZONE "A" 1% ANNUAL CHANCE FLOODPLAIN PER FIRM MAP #48491C-0505E DATED 09-26-2008.

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C2	450.41	8563.00	N70°08'55"E	450.36	225.26	3°00'50"

Line Table		
Line #	Length	Direction
L31	87.68	N63°45'30"E
L32	104.82	N68°34'30"E
L33	74.05	N21°27'22"W
L34	30.33	N19°57'22"W
L35	39.02	N21°16'34"W
L36	268.79	S21°35'40"E
L37	17.02	S12°52'51"W
L38	58.77	N20°22'51"W
L39	29.77	N22°42'01"W
L40	87.80	S68°28'03"W

JANICE FORD HESTER
99 ACRES
VOL. 489, PG. 157
(ORIGINAL DEED)



CARLSON, BRIGANCE & DOERING, INC.
8713791

SEDC DEVCO INC.
22.31 ACRES
DOC. No. 2015089805

SEDC DEVCO INC.
13.59 ACRES
DOC. No. 2015089805

ELEANOR, JACOB & DOROTHEA
OLSON
72.099 ACRES
VOL. 595, PG. 131

SEDC DEVCO INC.
REMAINDER OF 34.74 ACRES
DOC. No. 2015089800

SEDC DEVCO INC.
REMAINDER OF 34.74 ACRES
DOC. No. 2015089800

SIENA MUD #2
5.526 ACRES
DOC. No. 2015006058



PROJECT INFORMATION:

PROJECT ACREAGE: 345.5 AC
PATENT SURVEY: HENRY MILLARD SURVEY, ABS 452
VERTICAL DATUM: NAVD 83
GEOID: G12AUS
TEXAS STATE PLANE COORDINATE SYSTEM
CENTRAL ZONE (4203)

OWNERS:

1. OHLENDORF-PRITCHARD V. 1980; P 972.
2. CREEK BEND DOC: 200904398
3. OHLENDORF DOC: 2011085212
4. LONE MOUNTAIN DOC: 2009005145

DEVELOPER:

KB HOME
10800 PECAN PARK BLVD, STE 200
AUSTIN, TEXAS 78750
ENGINEER/SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC
5501 W. WILLIAM CANNON BLVD
AUSTIN, TEXAS 78749

SUBMITTAL DATE: FEBRUARY 5, 2019

CITY OF ROUND ROCK
PLANNING & ZONING COMMISSION
REVIEW DATE: MAY 15, 2019

Carlson, Brigrance & Doering, Inc.



CONCEPT PLAN

SHEET

CAFFEY TRACT

JOB NAME

PROJECT

SHEET

OF

DATE

02-2019

DRAFTED BY:

CRB

DESIGNED BY:

CRB

STREET, DRAINAGE, WATER & WASTEWATER IMPROVEMENTS

JOB NUMBER

5033

SHEET

1