

**Chisholm Trail Tech Center
CONCEPT PLAN CP1706-001**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of Concept Plan

ZONING AT TIME OF APPLICATION: LI (Light Industrial)

DESCRIPTION: 73.58 acres out of the David Curry Survey, Abstract No. 130

CURRENT USE OF PROPERTY: vacant

GENERAL PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

North: light industrial and commercial (across Old Settlers Blvd.) - LI (Light Industrial), C-1 (General Commercial), PUD (Planned Unit Development) No.63

South: vacant - LI (Light Industrial)

East: commercial, vacant (across Chisholm Trail Blvd.) - C-1 (General Commercial)

West: residential (across railroad) - SF-2 (Single Family - standard lot)

PROPOSED LAND USE: Light Industrial

<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:	0	0.00
Industrial:	16	60.53
Open/Common Space:	3	13.05
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	19	73.58

Owner:
Chisholm Trail Development Venture, Ltd.
David Bodenman
211 E. 7th Street
Austin, TX 78701

Agent
Waeltz & Prete, Inc.
Antonio A. Prete, P.E.
3000 Joe DiMaggio Blvd., Ste. 72
Round Rock, TX 78665

**Chisholm Trail Tech Center
CONCEPT PLAN CP1706-001**

DATE OF REVIEW: September 20, 2017

LOCATION: Southwest corner of Chisholm Trail Rd. and E. Old Settlers Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates the site for commercial uses. The property is zoned as LI (Light Industrial), which allows for light manufacturing and assembly, warehouses, offices, and other similar uses.

Traffic, Access and Roads: A Traffic Impact Analysis (TIA) has been prepared and is under review by the City. City approval of the TIA is required before a preliminary plat for this site will be considered for approval.

Water and Wastewater Service: The site will connect to an existing water line located adjacent to the east boundary along Chisholm Trail Road. Wastewater service will be provided by connecting to an existing line in Onion Branch, which passes through the site.

Drainage: The Onion Branch flows across the property generally from the northwest to the southeast.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Change 'Date of P&Z Commission Review' to: "September 20, 2017"
2. Change road label to read: 'Chisholm Pkwy'
3. Indicate the location of Chisholm Parkway where it intersects with Chisholm Trail Road



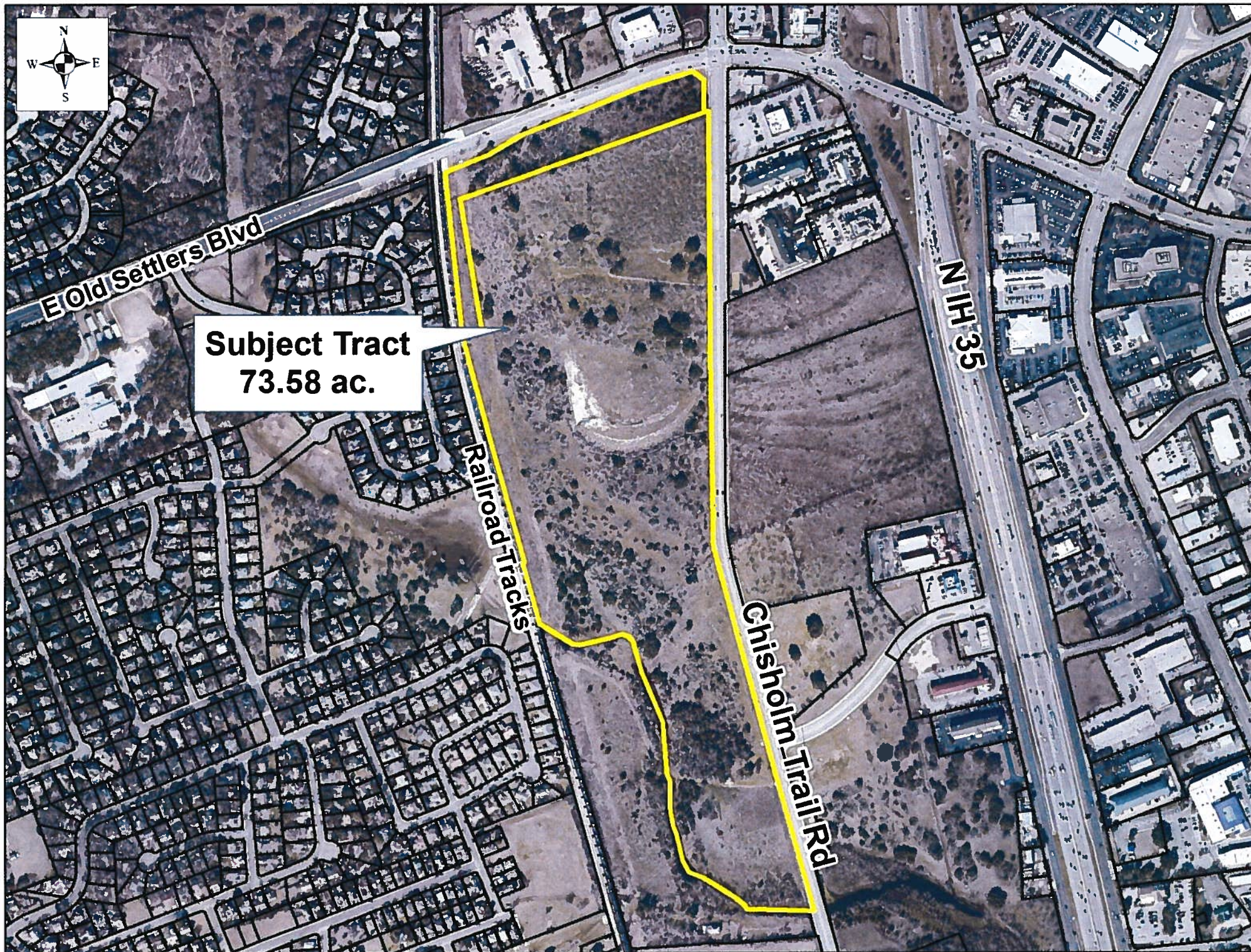
E Old Settlers Blvd

**Subject Tract
73.58 ac.**

Railroad Tracks

Chisholm Trail Rd

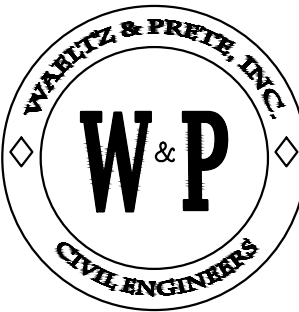
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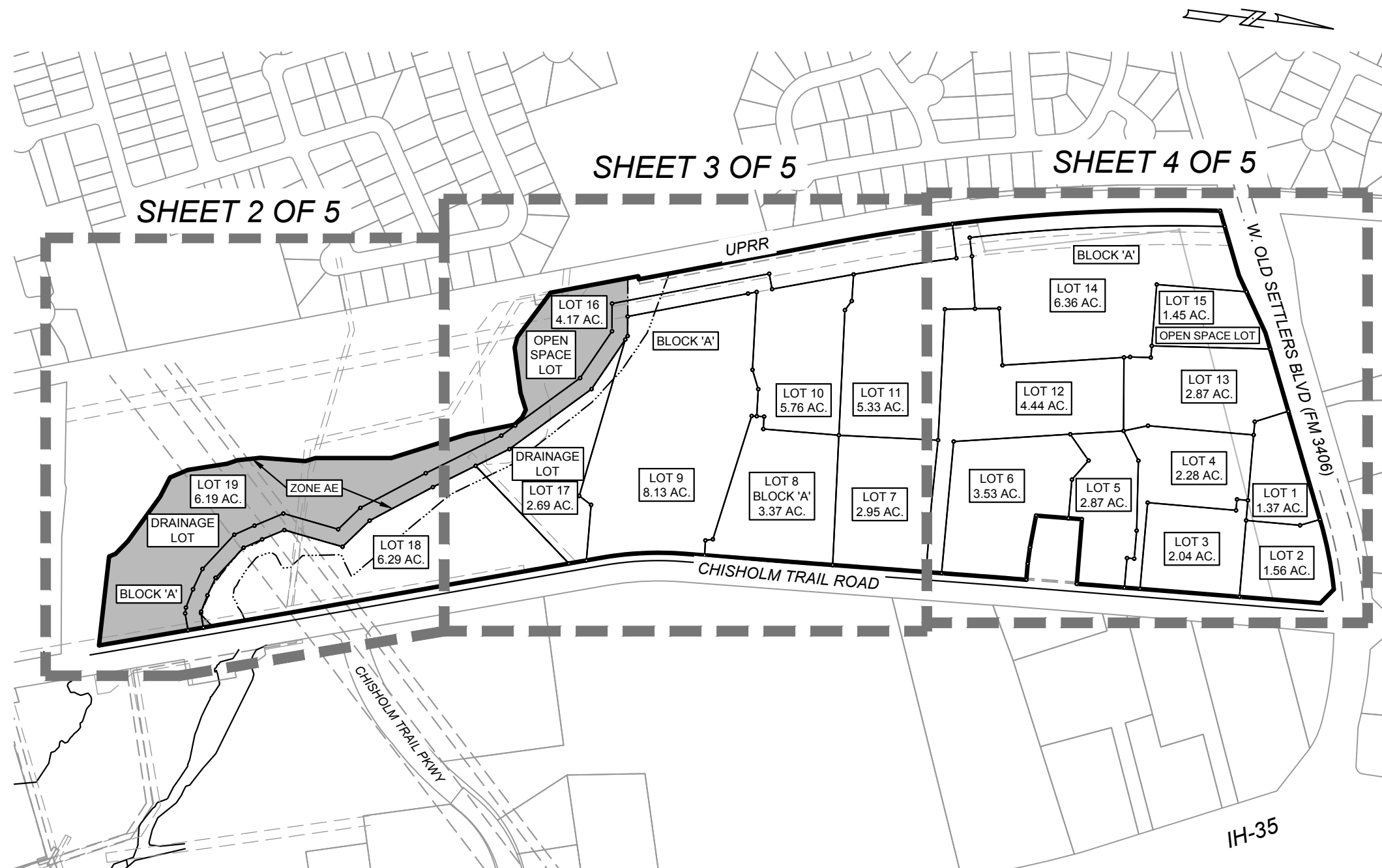
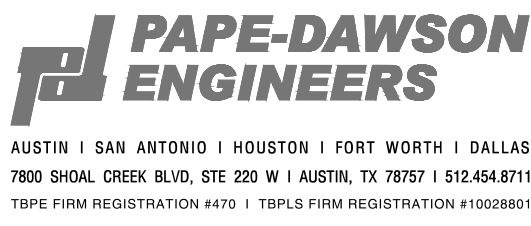
CHISHOLM TRAIL TECH CENTER

ENGINEER:

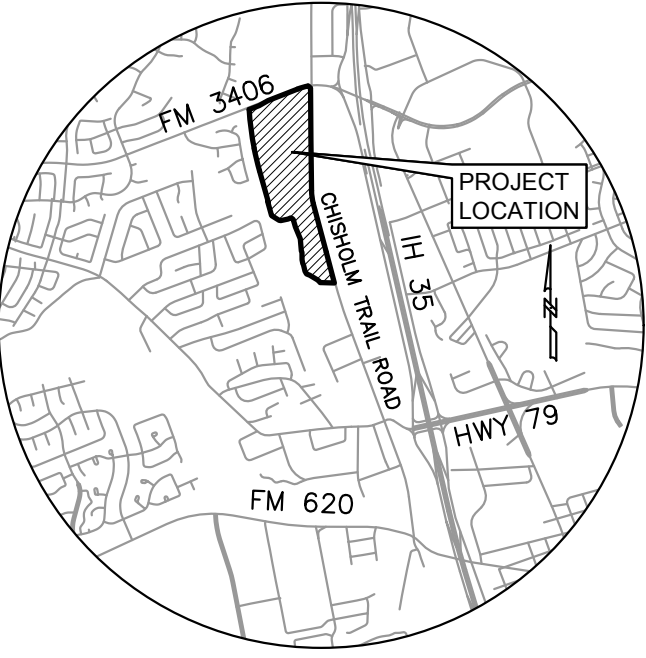


WAELTZ & PRETE, INC.
CIVIL ENGINEERS
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ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

SURVEYOR:



PLAT OVERALL VIEW
SCALE: 1"=400'



LOCATION MAP

OWNER:
CHISHOLM TRAIL DEVELOPERS VENTURE, LTD.
211 EAST 7TH STREET, SUITE 709
AUSTIN, TEXAS 78701

ACREAGE:
PATENT SURVEY:
73.579 ACRES
DAVID CURRY
SURVEY A-130

NUMBER OF BLOCKS:
LINEAR FEET OF NEW STREETS:
SUBMITTAL DATE:
1
0
JUNE 20, 2017

DATE OF PLANNING AND ZONING
COMMISSION REVIEW:
JULY 19, 2017

ENGINEER:
WAELTZ & PRETE, INC.
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ROUND ROCK, TEXAS 78665

SURVEYOR:
PAPE-DAWSON ENGINEERS
7800 SHOAL CREEK BLVD, #220W
AUSTIN, TEXAS 78757

PLAT NOTES:

- 1. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN, UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER THE APPROVAL OF THE PROPER ANALYSIS.
- 2. A PORTION OF THIS TRACT IS ENCROACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP 48491C0490E COMMUNITY PANEL NUMBER 0490, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY TEXAS.
- 3. THE MINIMUM FINISHED FLOOR ELEVATIONS (MFFE) FOR ALL LOTS AND BUILDING SLABS ADJACENT TO THE FLOODPLAIN SHALL BE A MINIMUM OF TWO FEET (2') ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- 4. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 AS AMENDED OR AS MODIFIED BY PUD #89.
- 5. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010, AS AMENDED, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
- 6. A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE SHALL BE CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
- 7. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.

LEGEND

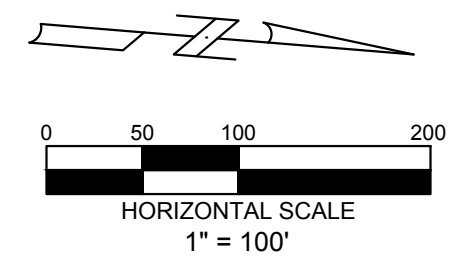
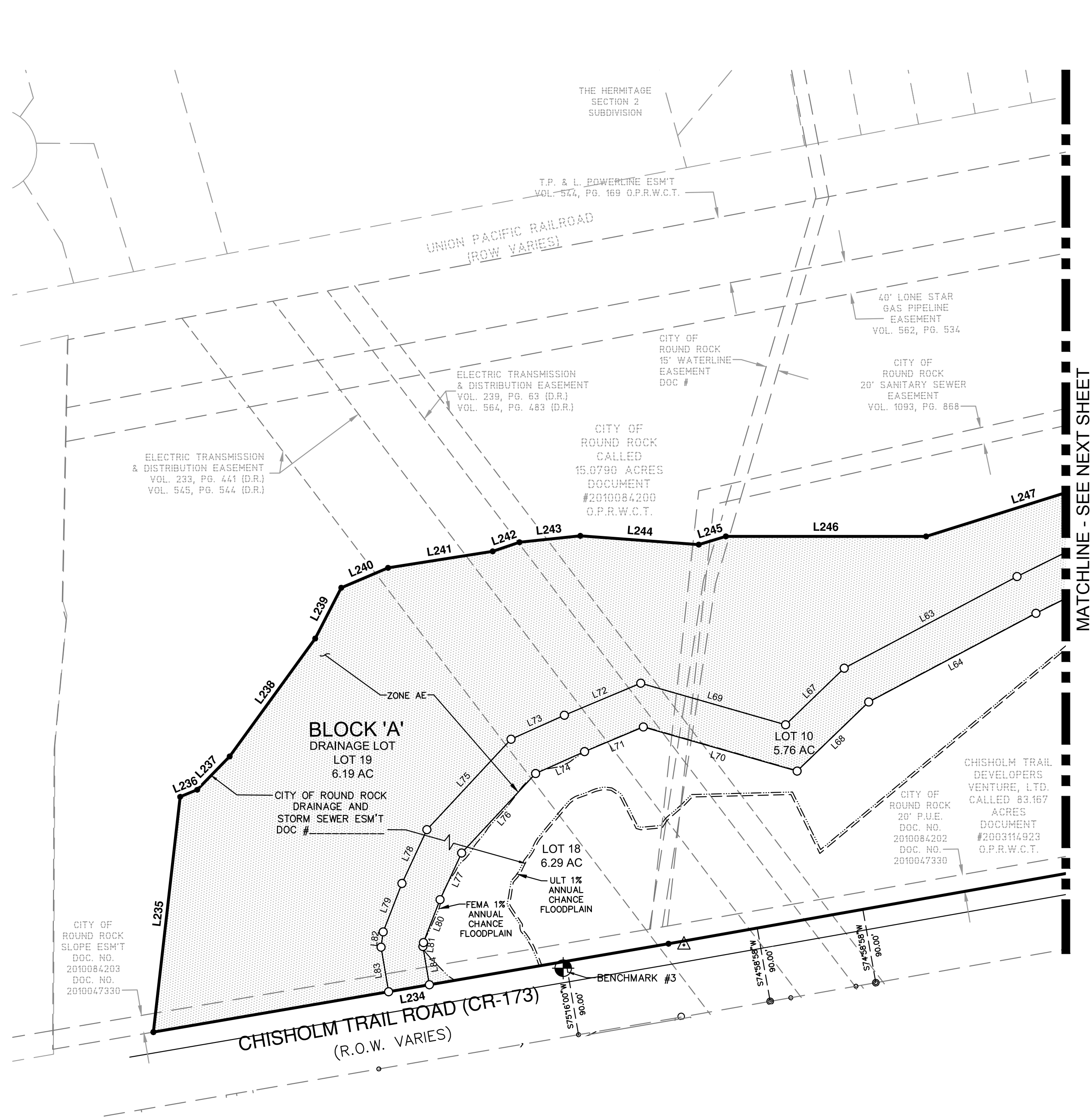
○	1/2" IRON ROD SET	---	R.O.W. LINE
●	1/2" IRON ROD FOUND	---	PROPERTY BOUNDARY
● CORR	IRON ROD FOUND WITH ALUMINUM CAP STAMPED "C.O.R.R."	---	RIGHT-OF-WAY TIE LINE
■	CONCRETE MONUMENT FOUND	---	EASEMENT AND BUILDING SETBACK LINE
△	X CUT FOUND IN CONCRETE		
△	CALCULATED POINT		
P.O.B.	POINT OF BEGINNING	O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY	O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
BM	BENCHMARK	P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS
---	FEMA 1% FLOODPLAIN		
---	ULTIMATE 1% FLOODPLAIN		
---	FEMA 1% FLOODPLAIN		

* THIS LEGEND APPLIES TO ALL SHEETS

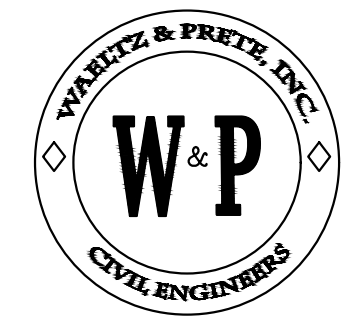
ACREAGE BY LOT TYPE:
60.529 DEVELOPMENT
4.17 OPEN SPACE
8.88 DRAINAGE

NUMBER OF LOTS BY TYPE:
DEVELOPMENT - 15
OPEN SPACE - 2
DRAINAGE - 2

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ENGINEER:



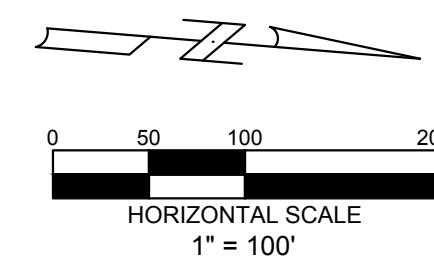
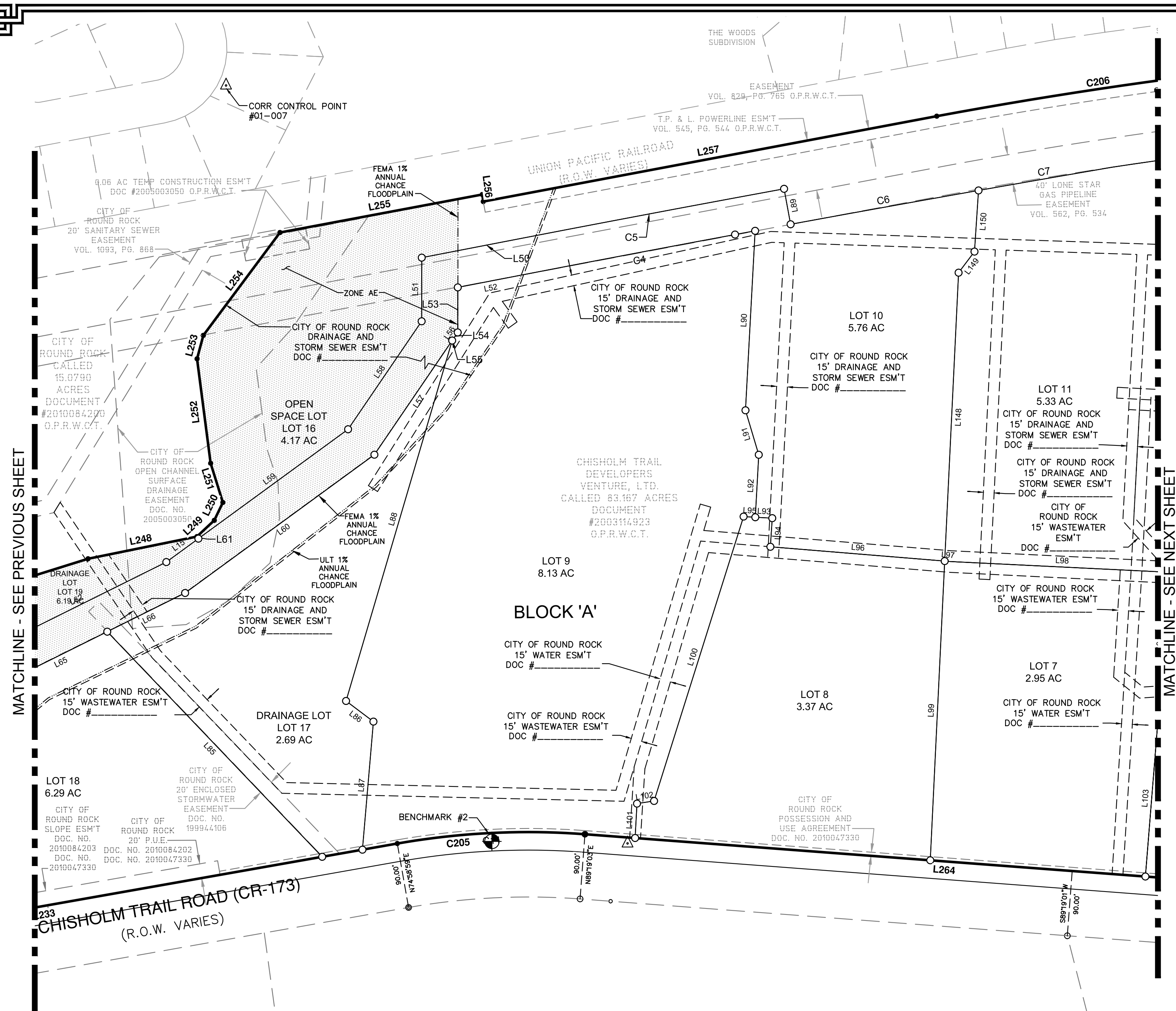
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SURVEYOR:

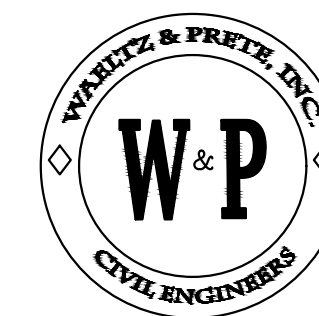


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7800 SHOAL CREEK BLVD, STE 220 W | AUSTIN, TX 78757 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

CONCEPT PLAN OF:
CHISHOLM TRAIL TECH CENTER
PAGE 2 OF 5



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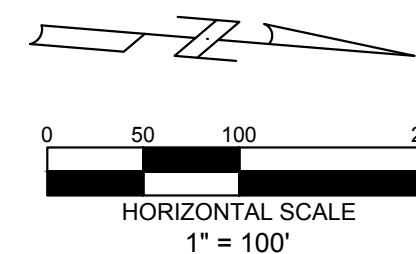
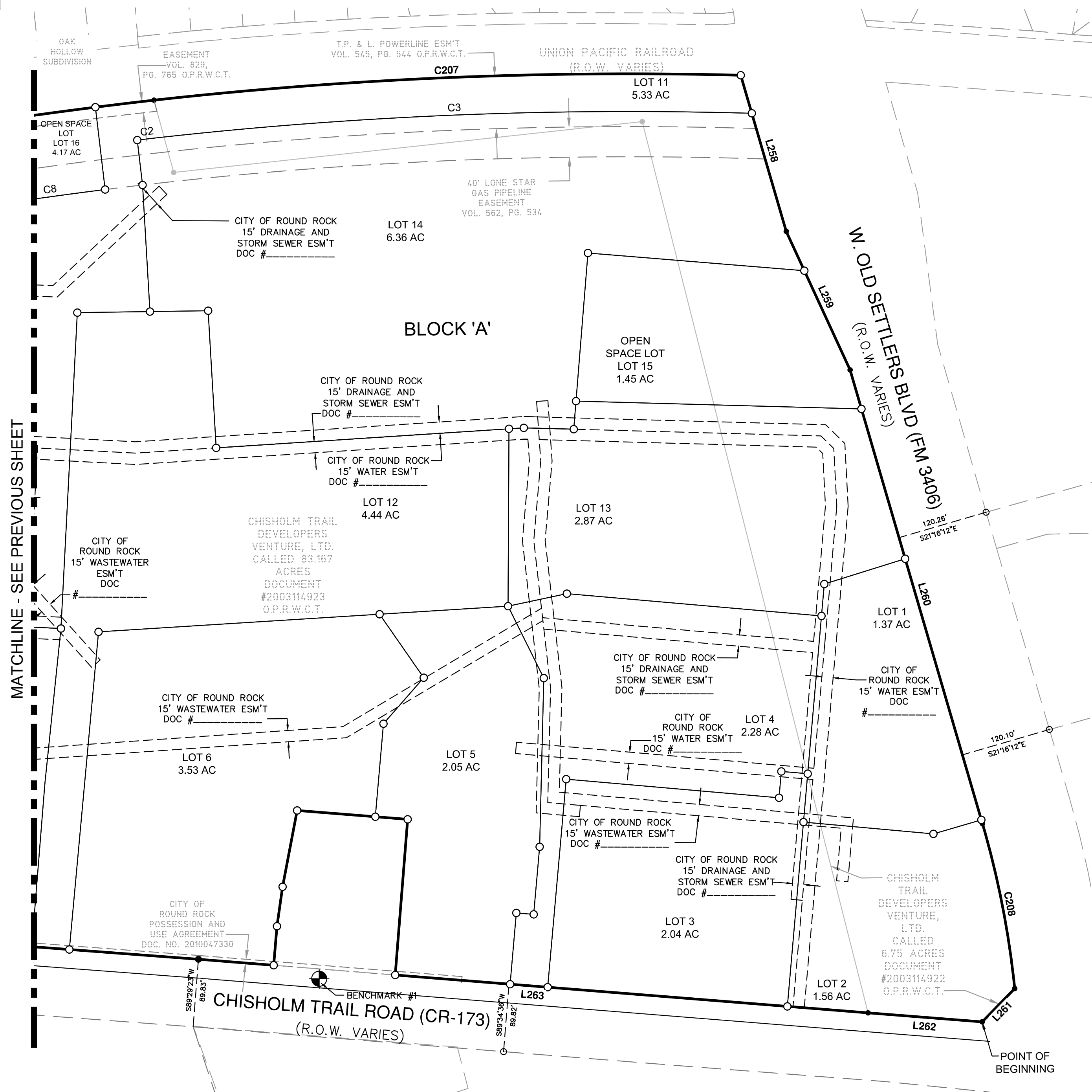
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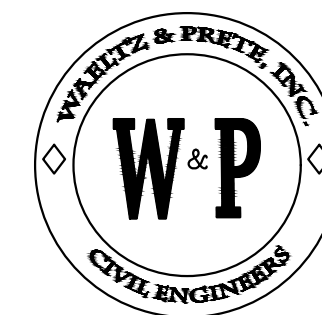
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CHISHOLM TRAIL TECH CENTER
PAGE 4 OF 5

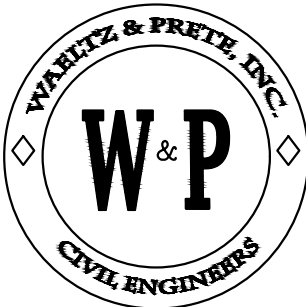
Line Table		
Line #	Length	Direction
L50	130.843	N15° 57' 01.33"W
L51	88.261	S85° 04' 09.07"W
L52	89.641	S15° 57' 01.33"E
L53	62.436	N85° 04' 09.07"E
L54	13.247	S60° 13' 57.19"E
L55	0.384	S78° 35' 58.31"E
L56	13.611	N60° 44' 29.58"W
L57	191.545	S60° 44' 29.58"E
L58	181.154	N60° 44' 29.58"W
L59	256.997	N41° 10' 01.53"W
L60	324.982	S41° 10' 01.53"E
L61	3.496	N48° 49' 58.47"E
L62	269.612	N31° 25' 49.17"W
L63	236.528	N32° 56' 11.30"W
L64	228.827	S32° 56' 11.30"E
L65	152.674	S31° 25' 49.17"E
L66	120.540	S31° 25' 49.17"E
L67	98.494	N48° 58' 26.88"W
L68	120.307	S48° 58' 26.88"E
L69	182.173	N11° 00' 26.50"E
L70	193.438	S11° 00' 26.50"W
L71	77.042	S27° 45' 36.13"E
L72	100.168	N27° 45' 36.13"W
L73	70.712	N29° 13' 04.55"W
L74	64.872	S29° 06' 28.35"E
L75	149.305	N52° 03' 29.88"W
L76	131.258	S52° 03' 29.88"E
L77	62.151	S70° 07' 08.42"E
L78	71.715	N70° 07' 08.42"W
L79	62.834	N73° 49' 28.27"W
L80	55.340	S73° 49' 28.27"E
L81	5.112	S87° 13' 52.26"E
L82	18.627	N87° 13' 52.26"W
L83	54.635	S75° 23' 42.49"W
L84	46.884	N75° 23' 42.49"E
L85	431.514	S41° 20' 29.60"W
L86	47.514	S32° 02' 16.28"W
L87	178.276	S89° 53' 55.69"W
L88	521.036	N78° 35' 58.31"W
L89	50.000	N74° 35' 30.77"E
L90	249.257	S88° 04' 33.93"W
L91	64.353	S68° 21' 52.51"W
L92	86.763	S88° 09' 50.50"W
L93	23.530	N01° 50' 09.50"W
L94	39.762	N88° 46' 24.24"E
L95	16.282	N01° 50' 09.50"W
L96	242.458	N00° 18' 45.10"W
L97	8.148	N00° 18' 45.10"W
L98	309.197	N02° 11' 51.28"W

Line Table		
Line #	Length	Direction
L99	415.412	S87° 45' 17.65"W
L100	413.414	N77° 32' 04.50"W
L101	47.781	S88° 09' 37.50"W
L102	23.930	N13° 48' 52.16"W
L103	216.641	S89° 36' 30.66"W
L104	206.820	N89° 04' 45.45"W
L105	422.798	S89° 45' 01.06"E
L106	51.924	S89° 48' 26.73"W
L107	52.785	N86° 54' 01.99"W
L108	103.000	N84° 11' 29.60"W
L109	104.007	N00° 25' 23.79"W
L110	123.742	N90° 00' 00.00"W
L111	42.993	S00° 25' 23.79"E
L112	102.477	S50° 11' 37.84"W
L113	81.046	N53° 48' 57.55"W
L114	373.410	S08° 35' 06.88"E
L115	170.670	S08° 35' 06.88"E
L116	79.693	N17° 00' 30.43"W
L117	106.491	S58° 35' 34.41"W
L118	223.651	S86° 24' 49.45"W
L119	89.881	N89° 57' 50.18"W
L120	276.849	N89° 55' 00.90"W
L121	23.091	N00° 17' 53.00"W
L122	94.803	N90° 00' 00.00"W
L123	207.000	S89° 34' 36.21"W
L124	283.292	N00° 00' 00.00"E
L125	35.097	N00° 01' 19.95"W
L126	35.055	S89° 59' 56.43"W
L127	64.342	N90° 00' 00.00"W
L128	209.932	N90° 00' 00.00"W
L129	42.444	N90° 00' 00.00"W
L130	338.918	N00° 00' 00.00"E
L131	112.362	N22° 21' 03.67"W
L132	173.015	N00° 10' 44.38"E
L133	245.219	N90° 00' 00.00"W
L134	66.202	N21° 16' 11.67"W
L135	5.306	N68° 43' 48.33"E
L136	378.629	N03° 26' 11.71"W
L137	37.356	S89° 36' 49.60"W
L138	66.232	N03° 26' 36.48"W
L139	19.685	N08° 43' 18.73"W
L140	235.076	S85° 17' 45.08"W
L141	389.090	S08° 43' 18.73"E
L142	287.868	N00° 19' 49.63"W
L143	196.931	S89° 36' 49.60"W
L144	182.101	S81° 39' 08.49"W
L145	77.152	S05° 50' 06.16"E
L146	96.324	N05° 50' 06.16"W
L147	419.265	S87° 57' 48.00"W

Line Table		
Line #	Length	Direction
L148	400.400	N87° 45' 17.65"E
L149	36.619	S57° 58' 08.47"E
L150	84.978	N88° 46' 45.70"E
L151	168.043	S81° 39' 36.27"W
L152	59.941	S78° 15' 22.79"W
L153	109.879	S78° 15' 22.79"W
L154	9.869	N77° 10' 49.89"E
L233	998.23'	S15°01'02"E
L234	631.89'	S14°44'00"E
L235	286.38'	N88°30'50"W
L236	22.32'	N27°23'07"W
L237	56.22'	N50°41'35"W
L238	176.08'	N59°02'12"W
L239	69.02'	N67°50'14"W
L240	61.46'	N28°04'24"W
L241	128.07'	N13°57'22"W
L242	34.23'	N23°46'25"W
L243	73.97'	N11°00'05"W
L244	143.57'	N00°45'35"W
L245	34.22'	N21°51'52"W
L246	242.12'	N04°59'38"W
L247	254.57'	N22°23'51"W
L248	154.00'	N16°30'52"W
L249	32.96'	N48°11'26"W
L250	27.49'	N69°19'11"W
L251	56.81'	S67°39'46"W
L252	146.20'	S77°36'11"W
L253	33.64'	N80°01'14"W
L254	177.86'	N58°19'13"W
L255	285.37'	N15°38'36"W
L256	9.87'	N77°10'50"E
L257	639.65'	N15°39'58"W
L258	215.59'	N68°45'14"E
L259	202.14'	N60°14'19"E
L260	626.62'	N68°43'48"E
L261	61.67'	S50°42'48"E
L262	151.83'	S00°29'46"E
L263	890.72'	S00°25'24"E
L264	1000.72'	S00°40'59"E

Curve Table			
Curve #	Length	Radius	Delta
C2	27.908	6422.630	0.2490
C8	144.821	5579.594	1.4871
C7	187.947	38379.081	0.2806
C3	788.421	5639.594	8.0100
C1	222.913	1227.054	10.4087
C6	264.704	38379.081	0.3952
C5	380.419	38428.077	0.5672
C4	329.946	38379.081	0.4926
C11	261.747	1045.000	14.3512
C205	261.13'	1045.00'	14°19'03"
C206	456.37'	6472.63'	4°02'23"
C207	779.33'	5689.59'	7°50'53"
C208	222.91'	1227.05'	10°24'31"

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