

**Chisholm Trail Tech Center Sec.3
CONCEPT PLAN CP1901-001**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Approval of a Concept Plan

ZONING AT TIME OF APPLICATION: C-1 (General Commercial)

DESCRIPTION: 26.28 acres out of the David Curry Survey, Abstract No. 130

CURRENT USE OF PROPERTY: Vacant and Undeveloped

GENERAL PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

North: Undeveloped Commercial/Commercial Buildings - Zoned C1 (General Commercial)

South: Commercial Buildings - Zoned C-1 (General Commercial)

East: IH-35 Right-of-Way - Unzoned

West: Chisholm Trail Road Right-of-Way/Vacant and Undeveloped - Zoned LI (Light Industrial)

PROPOSED LAND USE: Commercial

<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	26.28
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	0	26.28

Owner:
Chisholm Trail Developers Venture, LTD
David Bodenman
211 E. 7th St., Ste. 709
Austin, TX 78701

Agent:
Waelitz & Prete, Inc.
Antonio A. Prete
3000 Joe DiMaggio Blvd. #72
Round Rock, TX 78665

Chisholm Trail Tech Center Sec. 3
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HISTORY: This property consists of a 26.28 acre tract, which is vacant and undeveloped. On July 17, 2002, a Preliminary Plat (No. 02-013-PP) was approved by the Planning & Zoning Commission to subdivide a 56.48 acre property into five commercial lots, which included the subject tract. A Final Plat was never recorded and therefore the Preliminary Plat has expired. Since that time Chisholm Parkway has been constructed, thus splitting the 54.48 acre tract into two separate development tracts. The Applicant is requesting approval of a Concept Plan application for the 26.28 acres south of Chisholm Parkway. Preliminary and Final Plat applications will follow.

DATE OF REVIEW: February 20, 2019

LOCATION: Generally located at the southeast corner of Chisholm Trail Rd. and Chisholm Parkway, west of IH-35.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates the tract for commercial purposes. The tract is zoned C-1 (General Commercial) and allows commercial land uses such as office/warehouse, retail sales, hotels and fuel stations by right. The C-1 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: Driveway access points will be finalized during the site development plan review stage. A Traffic Impact Analysis (TIA1706-0003) has been approved for this tract. Mitigation measures such as adding lanes and restricting turns to right in and right out only in certain areas have been included as part of the TIA approval. Transportation staff will refer to the approved TIA as each commercial project is submitted for review.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The property has multiple points of access for water service such as through an existing 12-inch water line along the IH-35 service road and an existing 12-inch water line to the north along Chisholm Parkway. There is an existing public wastewater interceptor that is located along Onion Branch Creek. The Applicant intends to serve the development with wastewater by connecting to the existing interceptor and extend the wastewater line into the development.

Drainage: Development on the subject tract anticipates participation in the City's Regional Storm Water Management Program.

Additional Consideration: Attached is a revised public hearing notice for a concept plan request based on Planning & Zoning Commission input that states the Commission's public hearing and deliberations are for concept plans only – and not about land use – that was previously established through zoning.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Prior to recordation of the first Final Plat, a deed for Chisholm Parkway right-of-way shall be conveyed to the City of Round Rock.

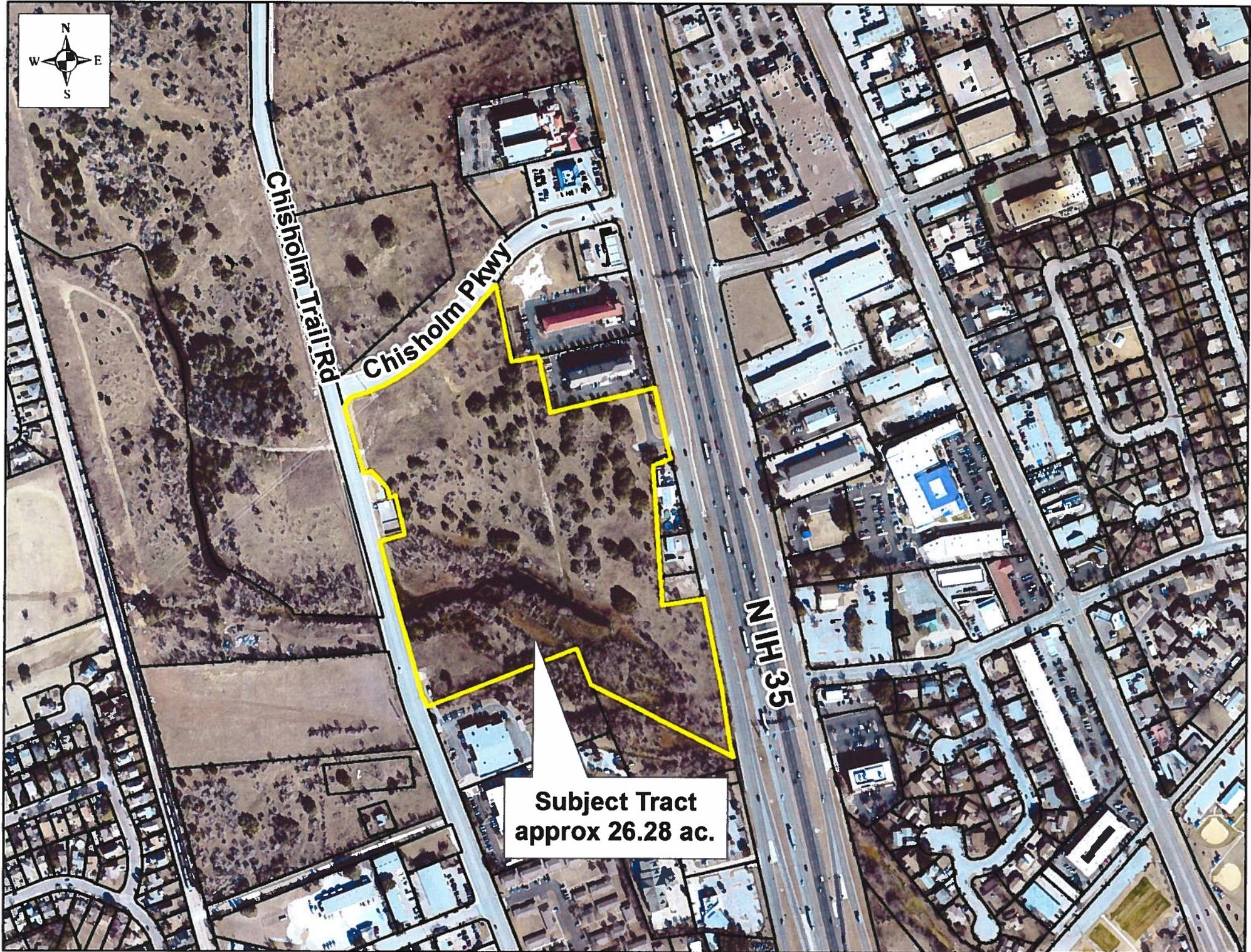


Chisholm Trail Rd

Chisholm Pkwy

NIH 35

**Subject Tract
approx 26.28 ac.**



NOTICE OF PUBLIC HEARING / NOTICIA PÚBLICA

Para información en español, por favor llame al 512-218-5428. For more information, please contact Juan Enriquez at 512-218-5429 with the Planning and Development Services Department.

TO ALL INTERESTED PARTIES:

Notice is hereby given of a public hearing to be held in City Council Chambers located on the first floor of City Hall, 221 East Main Street in the City of Round Rock, TX, on February 20, 2019, at 6:00 p.m. by the Planning and Zoning Commission. Interested parties may appear and be heard at the public hearing.

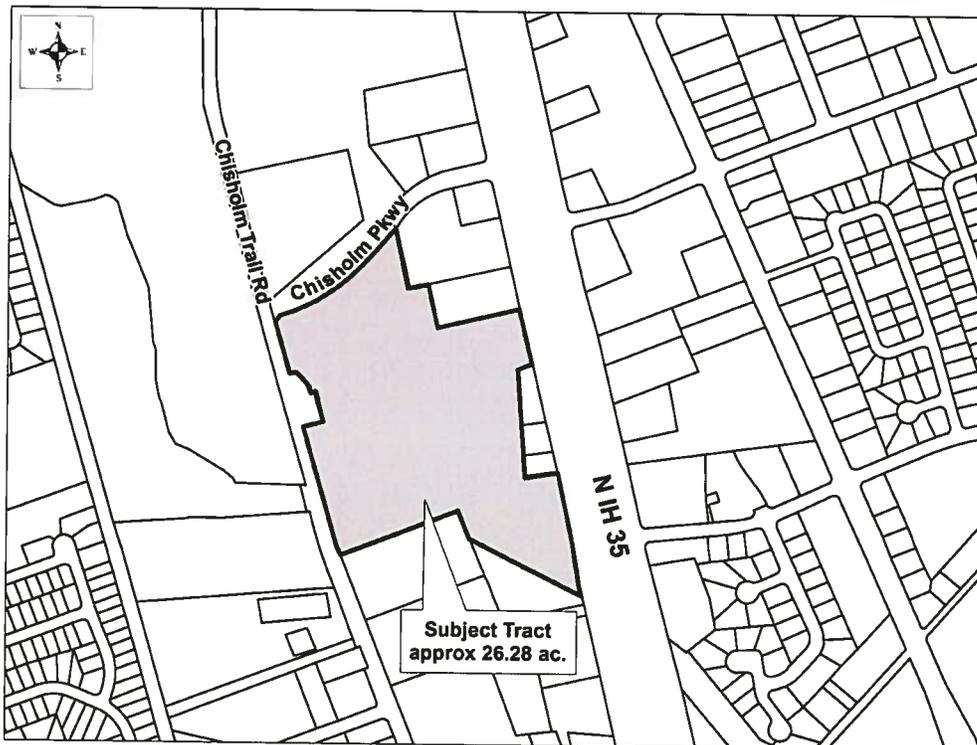
The purpose of the hearing is to consider public testimony concerning the request filed by Waeltz & Prete, Inc., on behalf of the property owner, Chisholm Trail Developers Venture, LTD, for approval of a Concept Plan to be known as Chisholm Trail Tech Center Sec. 3 Concept Plan. The Planning and Zoning Commission may approve, modify or deny this application. Case No. CP1901-001

Legal Description: The subject tract consists of 26.28 acres, more or less, out of the David Curry Survey, Abstract No. 130. Field notes further describing this development tract are available for inspection in the City of Round Rock Planning and Development Services Department, 301 W. Bagdad, Suite 210, Round Rock, Texas.

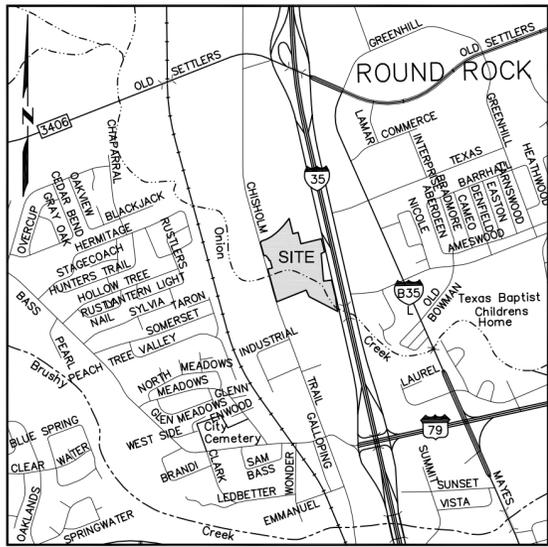
Location: Southeast corner of Chisholm Trail Rd. and Chisholm Pkwy.; west side of IH-35

Land Use Proposal: Commercial

Note: The purpose of a concept plan is to present the layout of a proposed subdivision, in accordance with the City's subdivision code and development packet. The layout must show major streets within the site and the proposed street connections to existing roadways. The concept plan is used to determine the availability of city utilities, streets and drainage. THE PLANNING AND ZONING COMMISSION CANNOT TAKE INTO CONSIDERATION THE USE OF THE PROPERTY WHEN APPROVING THE CONCEPT PLAN. <https://www.roundrocktexas.gov/departments/planning-and-development-services>



Required Notice: As an owner of real property lying within 300 feet of the land under consideration, you are entitled to this notice.



VICINITY MAP
(NOT TO SCALE)

OWNER: CHISHOLM TRAIL DEVELOPERS VENTURE, LTD.
C/O HIGHLAND RESOURCES INC.
211 E. 7TH ST, STE 709
AUSTIN, TEXAS 78701

SURVEYOR: SHANE SHAFER, RPLS #5281
DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TEXAS 78628
T.B.P.L.S. FIRM NO. 10006900

ENGINEER: ANTONIO A. PRETE, P.E.
WALTZ & PRETE, INC.
3000 JOE DIMAGGIO BLVD, #72
ROUND ROCK, TEXAS 78665

SUBMITTAL DATE: JANUARY 22, 2019
DATE OF PLANNING AND ZONING COMMISSION REVIEW: FEBRUARY 20, 2019

PATENT SURVEY: DAVID CURRY SURVEY, ABSTRACT 130

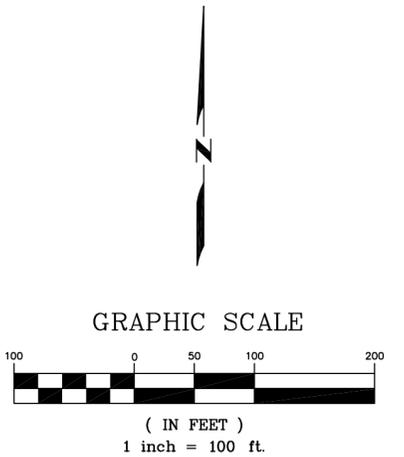
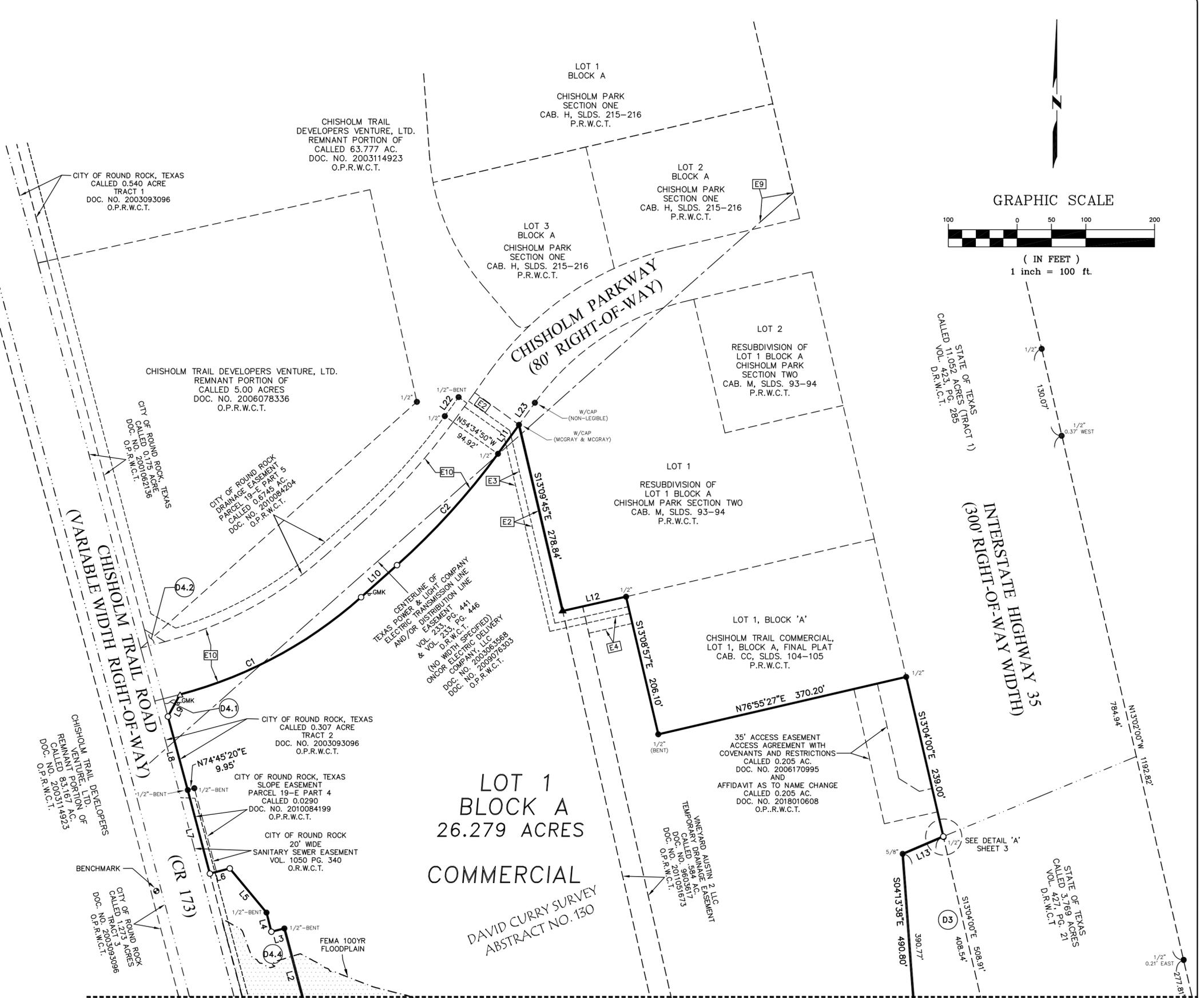
BENCHMARK DESCRIPTION: SQUARE CUT IN CONCRETE LIGHT STANDARD BASE
ELEVATION: 739.35'
VERTICAL DATUM: NAVD 88 (GEOD 2012A)
GRID COORDINATES:
N=10165023.87
E=3127380.32

- PLAT NOTES:
- 1) BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00012.
 - 2) A PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 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) NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
 - 4) BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, AS AMENDED.
 - 5) SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, AS AMENDED.
 - 6) A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON AND A FIFTEEN (15') PUE IS HEREBY CONVEYED ALONG INTERSTATE HIGHWAY 35.
 - 7) NO NEW PUBLIC STREETS ARE PROPOSED.



Waltz & Prete, Inc.
CIVIL ENGINEERS
3000 Joe DiMaggio Blvd. #72
Round Rock, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.L.S. FIRM NO. 10006900



MATCHLINE SHEET 2

CONCEPT PLAN OF:
CHISHOLM TRAIL TECH CENTER
SECTION 3

CP1901-001

MATCHLINE SHEET 1

LOT 1
BLOCK A
26.279 ACRES

COMMERCIAL

CHISHOLM TRAIL DEVELOPERS VENTURE, LTD. REMNANT PORTION OF CALLED 83.167 AC. DOC. NO. 2003114923 O.P.R.W.C.T.

CITY OF ROUND ROCK CALLED TRACT 3, 969,596 ACRES. DOC. NO. 2005517 O.P.R.W.C.T.

CITY OF ROUND ROCK, TEXAS CALLED 15.0790 ACRES DOC. NO. 2010084200 O.P.R.W.C.T.

OPTIONALITY HOLDINGS, LLC REMNANT PORTION OF CALLED 14.1148 ACRES DOC. NO. 2018007626 O.P.R.W.C.T.

W/CAP (CHAPARRAL)

W/CAP (CHAPARRAL)

W/CAP (DIAMOND SURVEYING)

W/CAP (CHAPARRAL)

(CR 173)

CHISHOLM TRAIL ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

10' R.O.W. DEDICATION PER CAB. P. SLDS. 120-122

DAVID CURRY SURVEY ABSTRACT NO. 130

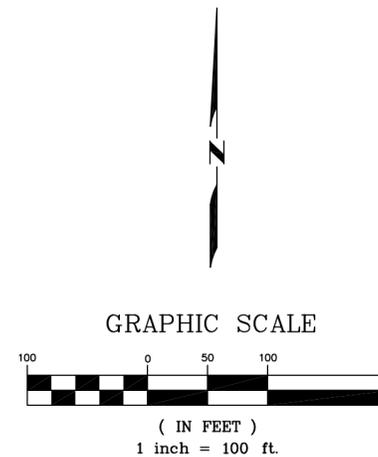
JACOB M. HARRELL SURVEY ABSTRACT NO. 284

LOT 2
MKR SUBDIVISION
CAB. V. SLDS. 140-141
P.R.W.C.T.

LOT 3
MKR SUBDIVISION
CAB. V. SLDS. 140-141
P.R.W.C.T.

LOT 1
MKR SUBDIVISION
CAB. V. SLDS. 140-141
P.R.W.C.T.

INTERSTATE HIGHWAY 35
(VARIABLE WIDTH RIGHT-OF-WAY)



Waeltz & Prete, Inc.
CIVIL ENGINEERS
3000 Joe DiMaggio Blvd. #72
Round Rock, TX. 78665
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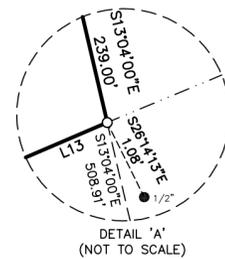
CONCEPT PLAN OF:
CHISHOLM TRAIL TECH CENTER
SECTION 3
CP1901-001

PROPERTY OWNER DEED INFORMATION

- D1** DHANMATTIE SHAN BALKISSOON
CALLED 1.15 ACRES
VOL. 2037, PG. 370
O.R.W.C.T.
DESCRIBED AS 0.30 ACRE IN
VOL. 906, PG. 374
D.R.W.C.T.
- D2** JOHN FISCHER AND SHIRLEY FISCHER
CALLED 0.3564 ACRE
DOC. NO. 2014054370
O.P.R.W.C.T.
- D3** WENDELL D. BISHOP
CALLED 0.496 ACRE
VOL. 1946, PG. 899
O.R.W.C.T.
- D4.1** CITY OF ROUND ROCK, TEXAS
CALLED 0.0077 ACRE
PARCEL 19 PART 1
DOC. NO. 2010084196
O.P.R.W.C.T.
- D4.2** CITY OF ROUND ROCK, TEXAS
CALLED 0.0069 ACRE
PARCEL 19 PART 2
DOC. NO. 2010084196
O.P.R.W.C.T.
- D4.4** CITY OF ROUND ROCK, TEXAS
CALLED 0.3978 ACRE
PARCEL 19 PART 4
DOC. NO. 2010084196
O.P.R.W.C.T.

RECORD EASEMENT INFORMATION

- | | | |
|---|--|--|
| <p>E1 CITY OF ROUND ROCK, TEXAS
POSSESSION AND USE AGREEMENT
PARCEL 19-E PART 1
CALLED 0.0205 AC.
DOC. NO. 2010047330
INGRESS AND EGRESS EASEMENT
DOC. NO. 2010084201
O.P.R.W.C.T.</p> <p>E2 CITY OF ROUND ROCK
WILLIAMSON COUNTY, TEXAS
WATER LINE EASEMENT
CALLED 0.16 AC.
DOC. NO. 2006070993
O.P.R.W.C.T.</p> <p>E3 CITY OF ROUND ROCK
WILLIAMSON COUNTY, TEXAS
PUBLIC UTILITIES EASEMENT
CALLED 0.11 AC.
DOC. NO. 2006070992
O.P.R.W.C.T.</p> <p>E4 DECLARATION OF DRAINAGE
EASEMENTS
CALLED 0.0224 AC.
EXHIBITS C & D
DOC. NO. 2006070991
CORRECTED IN
DOC. NO. 2011042150
O.P.R.W.C.T.</p> <p>E5 CITY OF ROUND ROCK
WILLIAMSON COUNTY, TEXAS
PUBLIC UTILITY EASEMENT
CALLED 0.390 AC.
DOC. NO. 9740627
O.R.W.C.T.</p> | <p>E6 SOUTHWESTERN BELL
TELEPHONE COMPANY
EASEMENT FOR
EQUIPMENT STATION
CALLED 0.04 AC.
VOL. 1182, PG. 215</p> <p>E7 CITY OF ROUND ROCK, TEXAS
INGRESS & EGRESS
ACCESS EASEMENT
CALLED 0.0847 ACRE
DOC. NO. 2010045449
O.P.R.W.C.T.</p> <p>E8 PROBABLE LOCATION OF
LONE STAR GAS
BLANKET EASEMENT
VOL. 427, PG. 237
D.R.W.C.T.
MARKED ON THE GROUND WITH GAS
SIGNS AND FIELD LOCATED BY
SURVEY CREW</p> <p>E9 CENTERLINE OF
TEXAS POWER & LIGHT COMPANY
ELECTRIC TRANSMISSION LINE
AND/OR DISTRIBUTION LINE
EASEMENT
& VOL. 427, PG. 603
D.R.W.C.T.
(NO WIDTH SPECIFIED)</p> <p>E10 80' WIDE ROAD RIGHT-OF-WAY,
UTILITY AND
DRAINAGE EASEMENT
EXHIBIT 'A'
VOL. 1187, PG. 297 &
VOL. 1322, PG. 207
O.R.W.C.T.</p> | <p>E11 CITY OF ROUND ROCK, TEXAS
POSSESSION AND USE AGREEMENT
PARCEL 19-E PART 1
CALLED 0.0205 AC.
DOC. NO. 2010047330
INGRESS AND EGRESS EASEMENT
DOC. NO. 2010084201
O.P.R.W.C.T.</p> |
|---|--|--|



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N75°03'20"E	84.46'
L2	N14°48'53"W	140.03'
L3	S75°46'55"W	19.53'
L4	N14°13'05"W	28.78'
L5	N39°39'14"W	83.73'
L6	S75°15'50"W	29.93'
L7	N14°46'58"W	126.36'
L8	N15°03'07"W	111.03'
L9	N28°41'17"E	36.67'
L10	N48°10'04"E	70.12'
L11	N35°54'25"E	52.15'
L12	N77°19'22"E	94.59'
L13	S66°44'54"W	64.34'
L14	S13°07'06"E	54.69'
L15	N25°02'47"W	5.17'
L16	N20°31'22"W	14.10'
L17	N23°47'46"W	70.73'
L18	N24°16'37"W	24.90'
L19	N20°43'16"W	11.56'
L20	S21°17'01"E	82.10'
L21	S14°46'57"E	86.32'
L22	N35°59'23"E	34.22'
L23	N35°40'44"E	39.66'
L24	S25°02'47"E	12.00'
L25	N14°56'33"W	19.87'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	640.00'	301.99'	27°02'09"	N61°41'08"E	299.20'
C2	1040.00'	219.43'	12°05'19"	N42°07'25"E	219.02'

LEGEND

- IRON ROD FOUND
- ⊙ 1" IRON PIPE FOUND (PINCHED)
- ▲ 60D NAIL FOUND IN POST
- × "X" SCRIBE FOUND
- ⊗ COTTON GIN SPINDLE SET
- △ PK NAIL SET
- IRON ROD SET WITH CAP
MARKED "DIAMOND SURVEYING"
- ⊙ BENCHMARK
- ⊕ GMK GAS MARKER SIGN
- E1** RECORD EASEMENT INFORMATION
- D1** PROPERTY OWNER DEED INFORMATION
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL RECORDS OF
WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS OF
WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS OF
WILLIAMSON COUNTY, TEXAS
- ▨ FEMA ZONE AE
- ADJOINING BOUNDARY LINES
- - - - - FEMA 100YR FLOODPLAIN



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