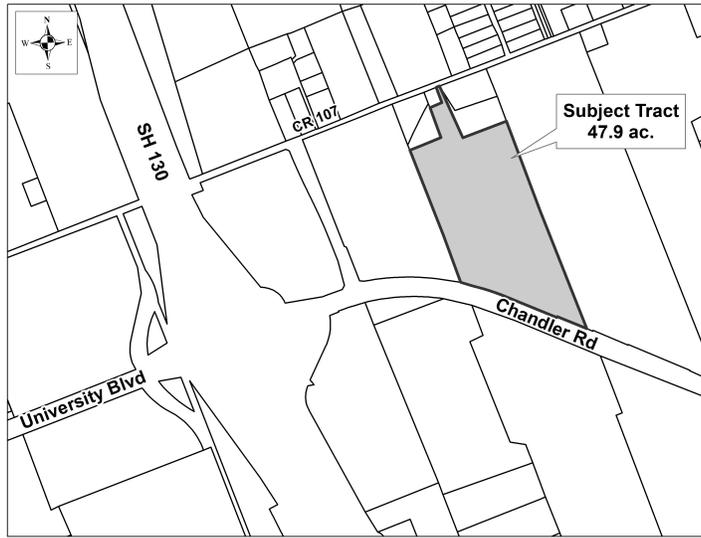


**JW Hutto Subdivision  
CONCEPT PLAN CP1910-001**



**CASE PLANNER:** Lee Heckman

**REQUEST:** Approval of Concept Plan

**ZONING AT TIME OF APPLICATION:** Unzoned (ETJ)

**DESCRIPTION:** 47.9 acres out of the George Keith Survey, Abstract No. 370

**CURRENT USE OF PROPERTY:** Undeveloped Acreage; Temporary Storage

**GENERAL PLAN LAND USE DESIGNATION:** Business Park

**ADJACENT LAND USE:**

North: Rural Residential; CR 107; Commercial & Rural Residential (ETJ)

South: Chandler Road; Agricultural (ETJ)

East: Rural Residential; Agricultural (ETJ)

West: Rural Residential and Agricultural (ETJ)

**PROPOSED LAND USE:** Commercial for Phase 1; Undetermined for Phase 2

<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>1</b>	<b>47.9</b>

**Owner:**  
Trine Chandler 107, LLC  
Blake Contine  
1508 South Lamar  
Austin, TX 78704

**Agent:**  
JW Clovis GP, LLC  
Duane Bingham  
806 Avenue U  
Marble Falls, TX 78654

**JW Hutto Subdivision  
CONCEPT PLAN CP1910-001**

**HISTORY:** The subject tract has no platting history.

**DATE OF REVIEW:** November 5, 2019

**LOCATION:** Approximately one-half mile east of Texas State Highway 130, north of Chandler Road and south of CR 107.

**STAFF REVIEW AND ANALYSIS:**

**General Plan and Zoning:**

This tract is located within the Extraterritorial Jurisdiction (ETJ) of the City and therefore has no assigned zoning district. Annexation and original zoning is not requested at this time. The concept plan is driven by a desire to develop Phase 1 as a commercial use, which is technically inconsistent with the designated Business Park land use depicted on the Future Land Use Map within the 2020 General Plan. As the tract will remain outside City jurisdiction, however, development will not be subject to zoning and land use regulations of the City or subject to City review of site planning.

**Traffic, Access and Roads:**

The subject tract has access to both Chandler Road and CR 107. It is unknown at this time if public right-of-way will cross the site internally and connect to these roads, or whether any internal access will be by means of a private driveway only. Hence, no connection of proposed rights-of-way to existing roadways is depicted at this time. Phase 1 will take access directly from Chandler Road by means of driveway(s) only.

A Traffic Impact Analysis for Phase 1 was waived, given the expected traffic generation for this commercial use. However, future development within Phase 2 may warrant further traffic study, depending on the number and intensity of users. Related, depending on the desired layout and status of sites by end users within Phase 2, individual platted lots may be proposed, which would require a public right-of-way for frontage purposes. A commercial collector would entail a 65 feet-wide right-of-way. Conversely, if the entirety of Phase 2 remained a single lot, a private driveway could serve as means of access.

**Water and Wastewater Service:**

The property is outside the corporate limits of the City, and neither water or wastewater service is available. Annexation is not proposed. The site will be served by the Jonah Water Special Utility District and the use of onsite septic facilities, approved by the Williamson County and Cities Health District, is proposed.

**Drainage:**

The site is relatively flat, with a slight elevation change from north to the south and southeast. Onsite detention ponds may be proposed for future site development. Because the property is within the ETJ, Williamson County remains the FEMA floodplain administrator, and will be a signatory to the final plats of the development; no floodplain is expected to encumber the tract.

**Additional Considerations:**

This tract is within the ETJ, and is not proposed to be annexed or zoned given its location. Once the Concept Plan is approved for the entire parent tract, a preliminary plat and final plat will be submitted for the proposed Phase 1. Site plans for Phase 1 and future development will not be reviewed by the City, as the property is in the ETJ.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

**JW Hutto Subdivision  
CONCEPT PLAN CP1910-001**

- 1) Provide pro-rata share of 65' right-of-way for CR107 (up to 32.5 feet from centerline, approximately 12') at time of final Platting for adjacent area within Phase 2; and
- 2) Prior to submitting a preliminary plat for Phase 2, submittal and approval of a TIA, or affirmation existing waiver is sufficient for proposed uses.



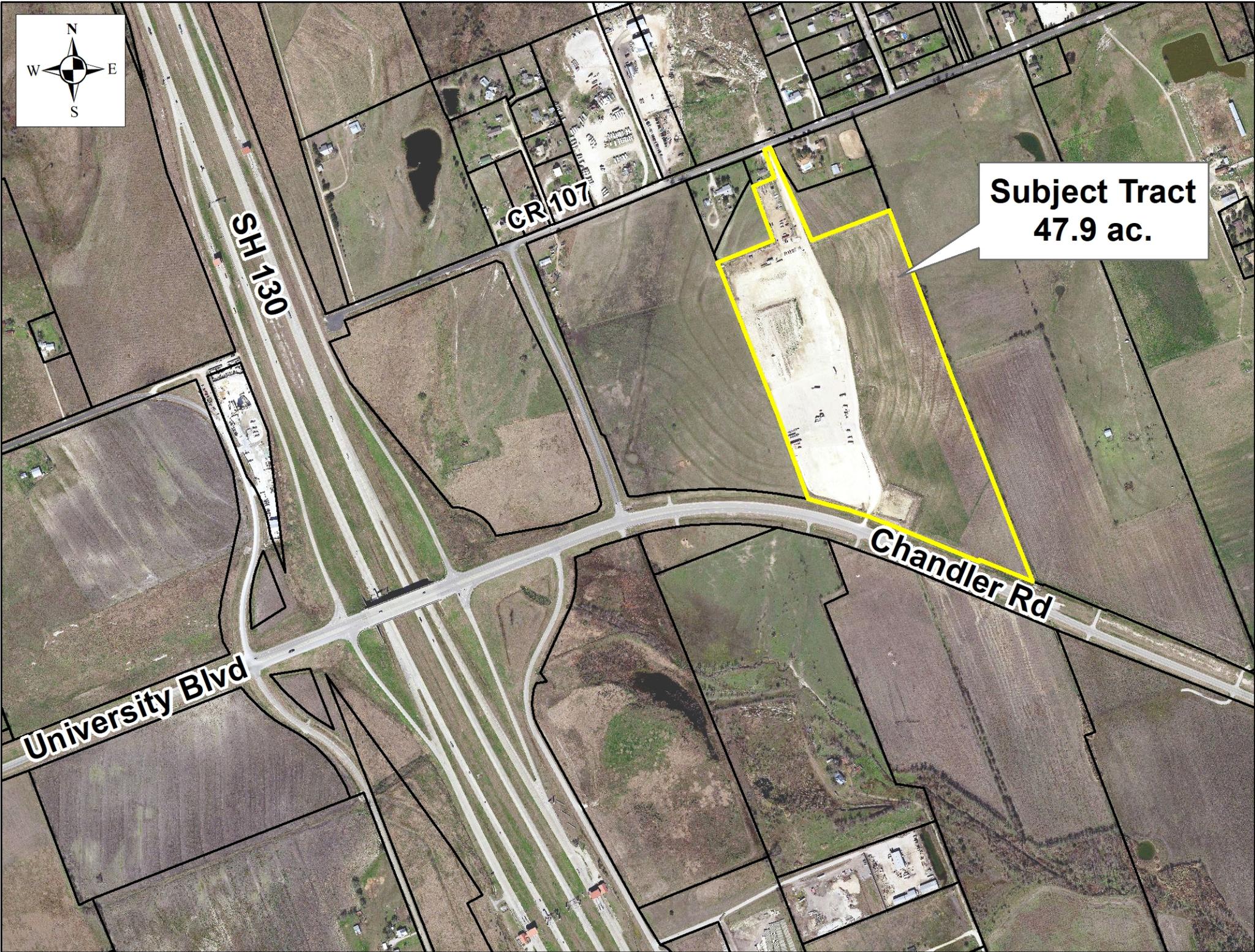
SH 130

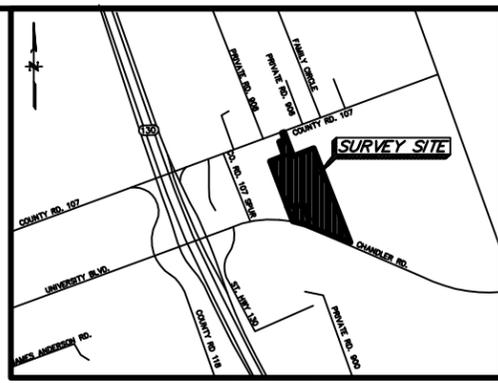
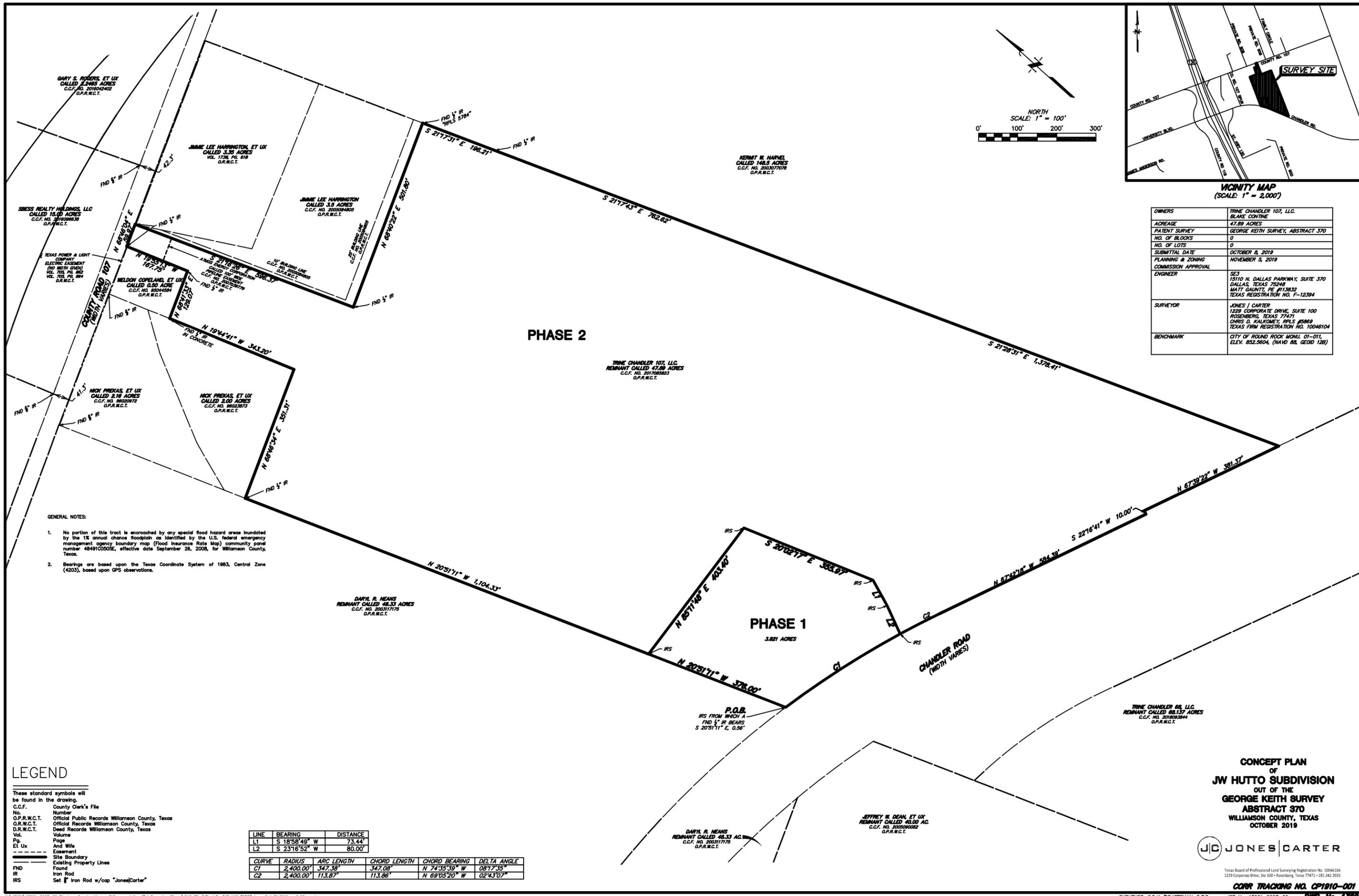
GR 107

University Blvd

Chandler Rd

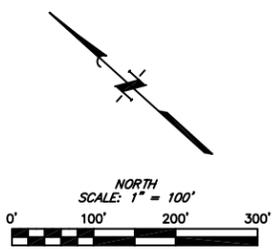
Subject Tract  
47.9 ac.





VICINITY MAP  
(SCALE: 1" = 2,000')

OWNERS	TRINE CHANDLER 107, LLC. BLAKE CONTINE
ACREAGE	47.89 ACRES
PATENT SURVEY	GEORGE KEITH SURVEY, ABSTRACT 370
NO. OF BLOCKS	0
NO. OF LOTS	0
SUBMITTAL DATE	OCTOBER 6, 2019
PLANNING & ZONING COMMISSION APPROVAL	NOVEMBER 5, 2019
ENGINEER	SE3 15110 N. DALLAS PARKWAY, SUITE 370 DALLAS, TEXAS 75248 MATT GAUNITZ, PE #113832 TEXAS REGISTRATION NO. F-12394
SURVEYOR	JONES   CARTER 1229 CORPORATE DRIVE, SUITE 100 ROSENBERG, TEXAS 77471 CHRIS D. KALKOMEY, RPLS #3869 TEXAS FIRM REGISTRATION NO. 10046104
BENCHMARK	CITY OF ROUND ROCK MONU. 01-011, ELEV. 852.5604, (NAVD 88, GEOID 128)



**PHASE 2**

**PHASE 1**  
3.821 ACRES

- GENERAL NOTES:
- No portion of this tract is encroached 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 48491C0505E, effective date September 26, 2008, for Williamson County, Texas.
  - Bearings are based upon the Texas Coordinate System of 1983, Central Zone (4203), based upon GPS observations.

**LEGEND**

- These standard symbols will be found in the drawing.
- C.C.F. County Clerk's File No.
  - O.P.R.W.C.T. Official Public Records Williamson County, Texas
  - O.R.W.C.T. Official Records Williamson County, Texas
  - D.R.W.C.T. Deed Records Williamson County, Texas
  - Vol. Volume
  - Pg. Page
  - Et Ux And Wife
  - Easement
  - Site Boundary
  - Existing Property Lines
  - FND Found
  - IR Iron Rod
  - IRS Set Iron Rod w/cap "Jones|Carter"

LINE	BEARING	DISTANCE
L1	S 18°58'49" W	73.44'
L2	S 23°16'52" W	80.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2,400.00'	347.38'	347.08'	N 74°35'39" W	087°17'35"
C2	2,400.00'	113.87'	113.86'	N 69°05'20" W	02°43'07"

**CONCEPT PLAN**  
OF  
**JW HUTTO SUBDIVISION**  
OUT OF THE  
**GEORGE KEITH SURVEY**  
**ABSTRACT 370**  
WILLIAMSON COUNTY, TEXAS  
OCTOBER 2019



Texas Board of Professional Land Surveying Registration No. 10046104  
1229 Corporate Drive, Ste 100 • Rosenberg, Texas 77471 • 281.342.2033

**CORR TRACKING NO. CP1910-001**