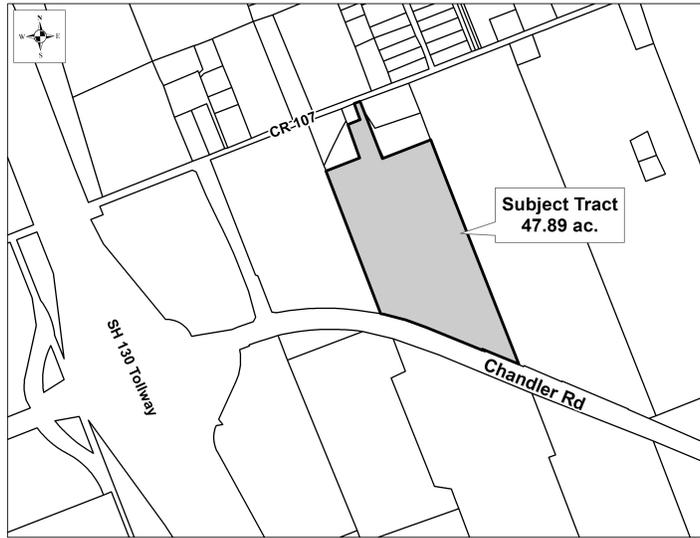


**Trine Chandler Subdivision (A Revision to JW Hutto, Phase 2)  
CONCEPT PLAN CP2003-001**



**CASE PLANNER:** JUAN ENRIQUEZ

**REQUEST:** Approval of a Concept Plan

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

**DESCRIPTION:** 47.89 acres out of the George Keith Survey, Abstract No. 370

**CURRENT USE OF PROPERTY:**Undeveloped Acreage and Tractor Supply Use Under Construction

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

**ADJACENT LAND USE:**

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

South: Chandler Road Right-of-Way Unzoned and Agricultural (ETJ)

East: Rural Residential; Agricultural (ETJ)

West: Rural Residential and Agricultural (ETJ)

**PROPOSED LAND USE:** Phases 2 and 3; Surface Yard Storage Uses

<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>47.89</b>

**Owner:**  
Trine Chandler 107, LLC  
Blake Contine  
1508 South Lamar  
Austin, TX 78705

**Agent:**  
Pape-Dawson Engineers  
Michael Fisher, P.E.  
10801 N. MoPac Expwy., Bldg. 3, Ste 200  
Austin, TX 78759

**Trine Chandler Subdivision (A Revision to JW Hutto, Phase 2)  
CONCEPT PLAN CP2003-001**

**HISTORY:** The Planning and Zoning Commission (P&Z) approved the JW Hutto Concept Plan ("CP1910-001") on this tract on November 5, 2019 which included two phases. Phase 1 was for a commercial lot and this lot has since been recorded at the Williamson County Clerk's office (Doc No. 2019119268). Phase 2 consisted of the remaining portion of the property and the end user was undetermined. The Applicant is requesting to modify the previously approved Concept Plan by adding an additional phase for a total of three phases for surface yard storage businesses such as construction vehicles, recreation vehicles & boats, and other similar uses. A major revision such as including additional phases requires approval by the P&Z.

**DATE OF REVIEW:** April 15, 2020

**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 of Round Rock and therefore has no assigned zoning district. Annexation and original zoning is not requested at this time. The revised Concept Plan is driven by a desire to develop Phases 2 and 3 as a surface yard storage businesses, 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 County Road 107. A public right-of-way (cul-de-sac) with access from County Road 107 is proposed to be built internally and provide street access to the majority of the lots. The remaining lots will get access from Chandler Road. The lot layout with the cul-de-sac will be provided at the time of Preliminary and Final Plat application submittal. A Traffic Impact Analysis for Phases 2 and 3 was waived, given the expected traffic generation for the proposed surface yard storage uses.

**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; the use of onsite septic facilities, approved by Williamson County 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 Phases 2 and 3, a preliminary plat and final plat will be submitted for review and approval by the P&Z. Site plans for Phase 2 and 3 development will not be reviewed by the City, as the property is in the ETJ.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Include the city tracking number ("CP2003-001") at the bottom right hand corner of all sheets.
2. 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 area within Phase 2.
3. Indicate all proposed public street connection points to existing roadways with a symbol. Include a note with the following: "Proposed public street connection points are subject to approval on preliminary plat."

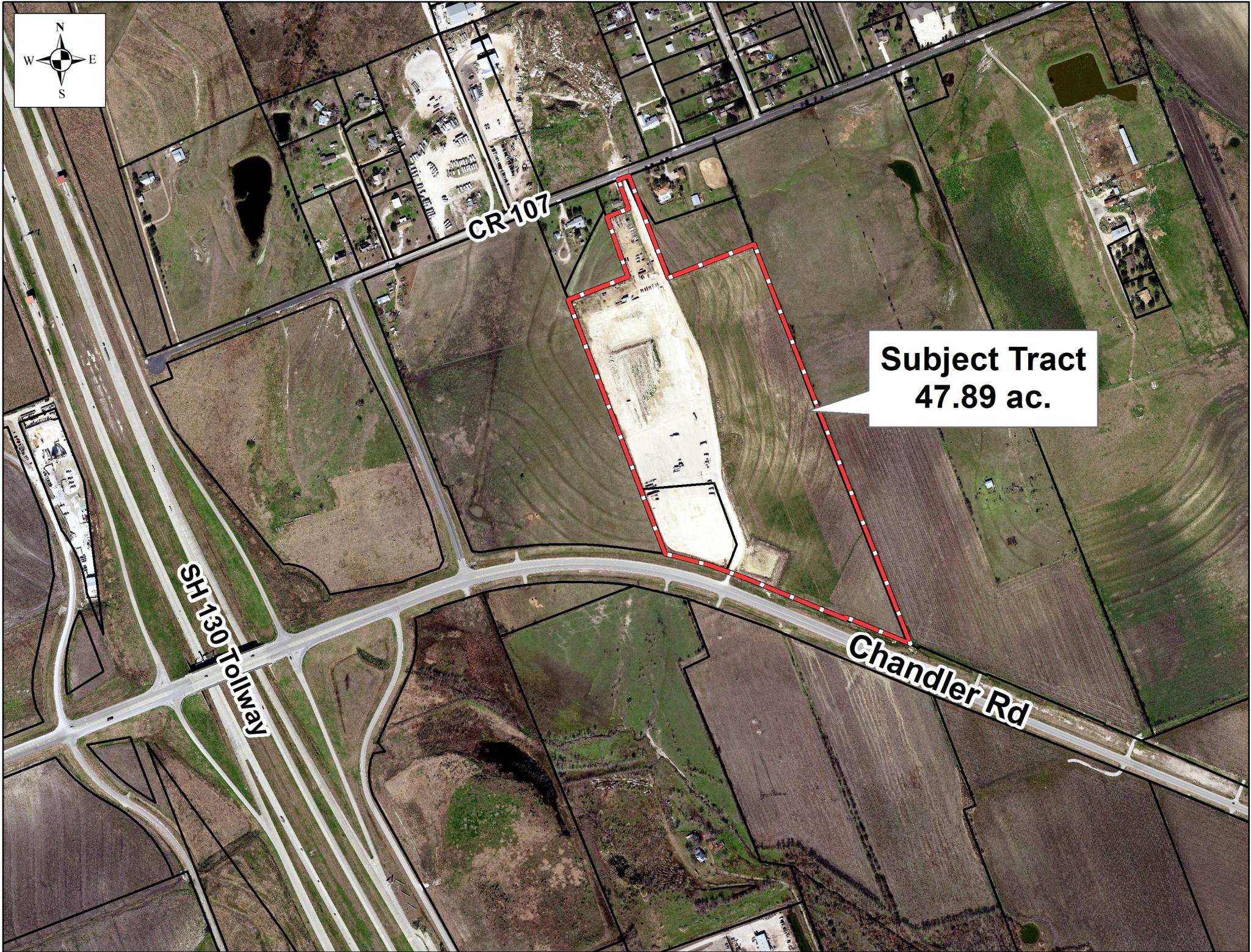


CR-107

SH 130 Tollway

Chandler Rd

Subject Tract  
47.89 ac.





**LOCATION MAP**

NOT-TO-SCALE

OWNER: TRINE CHANDLER 107 LLC  
1508 SOUTH LAMAR  
AUSTIN, TEXAS 78704

ACREAGE: 47.89 ACRES

SURVEYOR: PAPE-DAWSON ENGINEERS, INC.  
10801 N MOPAC EXPY., BLDG. 3, SUITE 200  
AUSTIN, TX 78759  
(512) 454-8711 P  
(512) 459-8867 F

ENGINEER: PAPE-DAWSON ENGINEERS, INC.  
10801 N MOPAC EXPY., BLDG. 3, SUITE 200  
AUSTIN, TX 78759  
(512) 454-8711 P  
(512) 459-8867 F

SUBMITTAL DATE: MARCH 17, 2020

DATE OF PLANNING AND ZONING COMMISSION REVIEW:  
APRIL 15, 2020

PATENT SURVEY:  
GEORGE KEITH SURVEY  
ABSTRACT NO. 370  
WILLIAMSON COUNTY, TEXAS

COMBINED SCALE FACTOR: 0.99987

BENCHMARK DESCRIPTION AND ELEVATION:

BENCHMARK #1  
IRON ROD W/ "PAPE-DAWSON" CAP SET  
GRID N: 10189392.29  
GRID E: 3162528.77  
ELEVATION 756.88' (NAVD 88, GEOID 09)

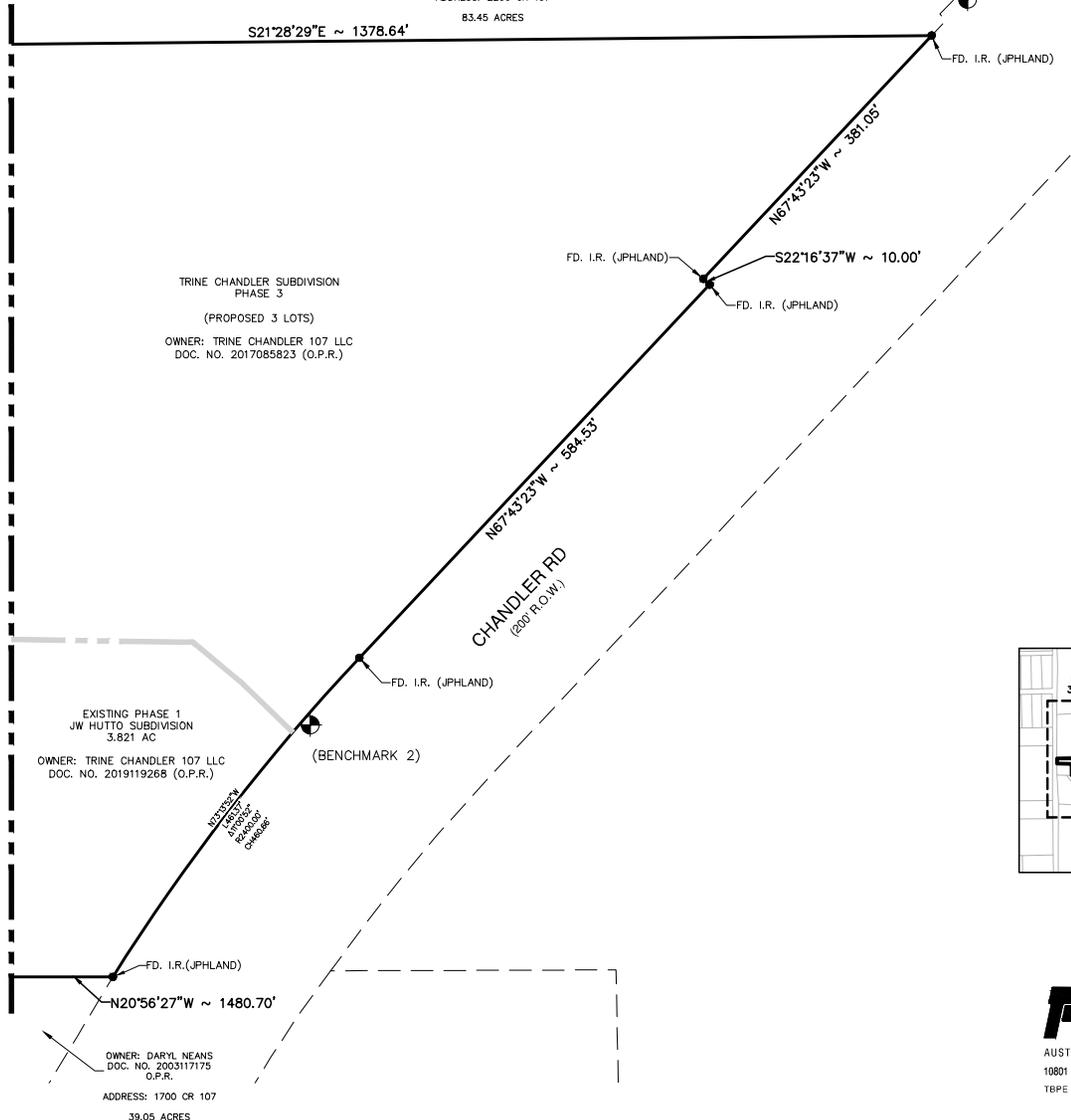
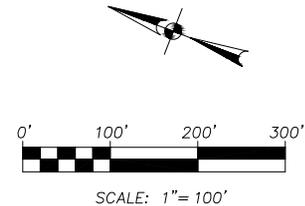
BENCHMARK #2  
MAG NAIL "PAPE-DAWSON" WASHER SET  
GRID N: 10189797.57  
GRID E: 3161486.50  
ELEVATION 775.95' (NAVD 88, GEOID 09)

**TRINE CHANDLER SUBDIVISION  
CONCEPT PLAN**

A 47.89 ACRE TRACT OF LAND, SITUATED IN THE GEORGE KEITH SURVEY, ABSTRACT NO. 370 IN WILLIAMSON COUNTY, TEXAS CONVEYED TO TRINE CHANDLER 107, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2017085823 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY.

OWNER: KERMIT HARVEL  
DEED RELEU ON  
DOC. NO. 2003077078  
O.P.R.

ADDRESS: 2250 CR 107  
83.45 ACRES



TRINE CHANDLER SUBDIVISION  
PHASE 3  
(PROPOSED 3 LOTS)

OWNER: TRINE CHANDLER 107 LLC  
DOC. NO. 2017085823 (O.P.R.)

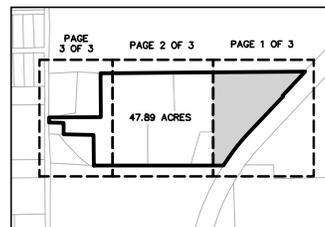
EXISTING PHASE 1  
JW HUTTO SUBDIVISION  
3.821 AC  
OWNER: TRINE CHANDLER 107 LLC  
DOC. NO. 2019119268 (O.P.R.)

OWNER: DARYL NEANS  
DOC. NO. 2003117175  
O.P.R.

ADDRESS: 1700 CR 107  
39.05 ACRES

**LEGEND**

- AC ACRE(S)
- DOC DOCUMENT NUMBER
- PGB POINT OF BEGINNING
- CORR CITY OF ROUND ROCK, TEXAS
- OR OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- PR PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- DR DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- ESMT EASEMENT
- FD. I.R. FOUND IRON ROD
- ROW RIGHT OF WAY
- VOL VOLUME
- PG PAGE(S)
- PUE PUBLIC UTILITY EASEMENT
- TxDOT TEXAS DEPARTMENT OF TRANSPORTATION
- (SURVEYOR) ● FOUND 1/2" IRON ROD WITH CAP
- SET 1/2" IRON ROD (PD)
- CALCULATED POINT
- BENCHMARK
- EASEMENT
- PLAT BOUNDARY
- ADJONER LINE
- PHASE BOUNDARY



SHEET INDEX MAP  
N.T.S.



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

MATCHLINE "A" - SEE SHEET 2 OF 3

Civil Job No. 50968-00; Survey Job No. 50968-00

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# TRINE CHANDLER SUBDIVISION CONCEPT PLAN

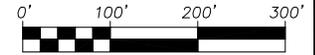
A 47.89 ACRE TRACT OF LAND, SITUATED IN THE GEORGE KEITH SURVEY, ABSTRACT NO. 370 IN WILLIAMSON COUNTY, TEXAS CONVEYED TO TRINE CHANDLER 107, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2017085823 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY.

OWNER: KERMIT HARVEL  
DEED RELIED ON  
DOC. NO. 2003077078  
O.P.R.  
ADDRESS: 2250 CR 107  
83.45 ACRES

FD. 1/2" I.R.

S21°18'25"E ~ 762.90'

S21°28'29"E ~ 1378.64'



SCALE: 1" = 100'



## LOCATION MAP

NOT-TO-SCALE

OWNER: TRINE CHANDLER 107 LLC  
1508 SOUTH LAMAR  
AUSTIN, TEXAS 78704

ACREAGE: 47.89 ACRES

SURVEYOR: PAPE-DAWSON ENGINEERS, INC.  
10801 N MOPAC EXPY., BLDG. 3, SUITE 200  
AUSTIN, TX 78759  
(512) 454-8711 P  
(512) 459-8867 F

ENGINEER: PAPE-DAWSON ENGINEERS, INC.  
10801 N MOPAC EXPY., BLDG. 3, SUITE 200  
AUSTIN, TX 78759  
(512) 454-8711 P  
(512) 459-8867 F

SUBMITTAL DATE: MARCH 17, 2020

DATE OF PLANNING AND ZONING COMMISSION REVIEW:  
APRIL 15, 2020

PATENT SURVEY:  
GEORGE KEITH SURVEY  
ABSTRACT NO. 370  
WILLIAMSON COUNTY, TEXAS

TRINE CHANDLER SUBDIVISION  
PHASE 2  
(PROPOSED 7 LOTS)

OWNER: TRINE CHANDLER 107 LLC  
DOC. NO. 2017085823 (O.P.R.)

TRINE CHANDLER SUBDIVISION  
PHASE 3

(PROPOSED 3 LOTS)

OWNER: TRINE CHANDLER 107 LLC  
DOC. NO. 2017085823 (O.P.R.)

EXISTING PHASE 1  
JW HUTTO SUBDIVISION  
3.821 AC  
OWNER: TRINE CHANDLER  
107 LLC  
DOC. NO. 2019119268  
(O.P.R.)

N20°56'27"W ~ 1480.70'

OWNER: DARYL NEANS  
DOC. NO. 2003117175  
O.P.R.

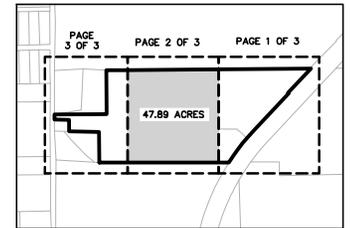
ADDRESS: 1700 CR 107  
39.05 ACRES

MATCHLINE "A" - SEE SHEET 3 OF 3

MATCHLINE "A" - SEE SHEET 1 OF 3

## LEGEND

AC	ACRE(S)
DOC	DOCUMENT NUMBER
PGB	POINT OF BEGINNING
CORR	CITY OF ROUND ROCK, TEXAS OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
OR	FLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
PR	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
DR	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
ESMT	EASEMENT
FD. I.R.	FOUND IRON ROD
ROW	RIGHT OF WAY
VOL	VOLUME
PG	PAGE(S)
PUE	PUBLIC UTILITY EASEMENT
TxDOT	TEXAS DEPARTMENT OF TRANSPORTATION
(SURVEYOR)	FOUND 1/2" IRON ROD WITH CAP SET 1/2" IRON ROD (PD)
	CALCULATED POINT
	BENCHMARK
---	EASEMENT
---	FLAT BOUNDARY
---	ADJONER LINE
---	PHASE BOUNDARY



SHEET INDEX MAP  
N.T.S.

**PAPE-DAWSON  
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

# TRINE CHANDLER SUBDIVISION CONCEPT PLAN

A 47.89 ACRE TRACT OF LAND, SITUATED IN THE GEORGE KEITH SURVEY, ABSTRACT NO. 370 IN WILLIAMSON COUNTY, TEXAS CONVEYED TO TRINE CHANDLER 107, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2017085823 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY.



SCALE: 1" = 100'



## LOCATION MAP

NOT-TO-SCALE

FIELD NOTES  
FOR

A 47.89 ACRE TRACT OF LAND, SITUATED IN THE GEORGE KEITH SURVEY, ABSTRACT NO. 370 IN WILLIAMSON COUNTY, TEXAS CONVEYED BY SPECIAL WARRANTY DEED TO TRINE CHANDLER 107, LLC, A TEXAS LIMITED LIABILITY COMPANY RECORDED IN DOCUMENT NO. 2017085823 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY. SAID 47.89 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE 1/2" REBAR FOUND AT THE NORTHERNMOST NORTHWEST CORNER OF SAID CHANDLER PARCEL;

THENCE NORTH 68°46'45" EAST, 60.01 FEET WITH THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 107, A VARIABLE WIDTH RIGHT-OF-WAY, A GENERALLY RECOGNIZED PUBLIC ROAD, NO RECORDING DOCUMENT FOUND, AS EVIDENCED BY FOUND MONUMENTATION TO A 1/2" REBAR FOUND AT THE NORTHERNMOST NORTHEAST CHANDLER PARCEL;

THENCE THE FOLLOWING FIVE (5) CALLS COINCIDENT WITH THE PERIMETER AND TO THE CORNERS OF SAID CHANDLER PARCEL:

1. S 21°16'41" EAST, 596.43 FEET TO A 1/2" REBAR FOUND;
2. N 68°40'18" EAST, 501.83 FEET TO A FOUND 1/2" CAPPED REBAR STAMPED "RPLS 5784";
3. S 21°19'19" EAST, 195.87 FEET TO A 1/2" REBAR FOUND.
4. S 21°18'25" EAST, 762.90 FEET TO A 60D GALVANIZED NAIL;
5. SOUTH 21°28'29" EAST, 1378.64 FEET TO A 1/2" CAPPED REBAR STAMPED "JPH LAND SURVEYING" SET AT THE NORTHEAST CORNER OF A PACEL OF LAND AS DESCRIBED IN THE DEED TO WILLIAMSON COUNTY RECORDED UNDER INSTRUMENT NUMBER 2005075681 OF SAID OFFICIAL PUBLIC RECORDS;

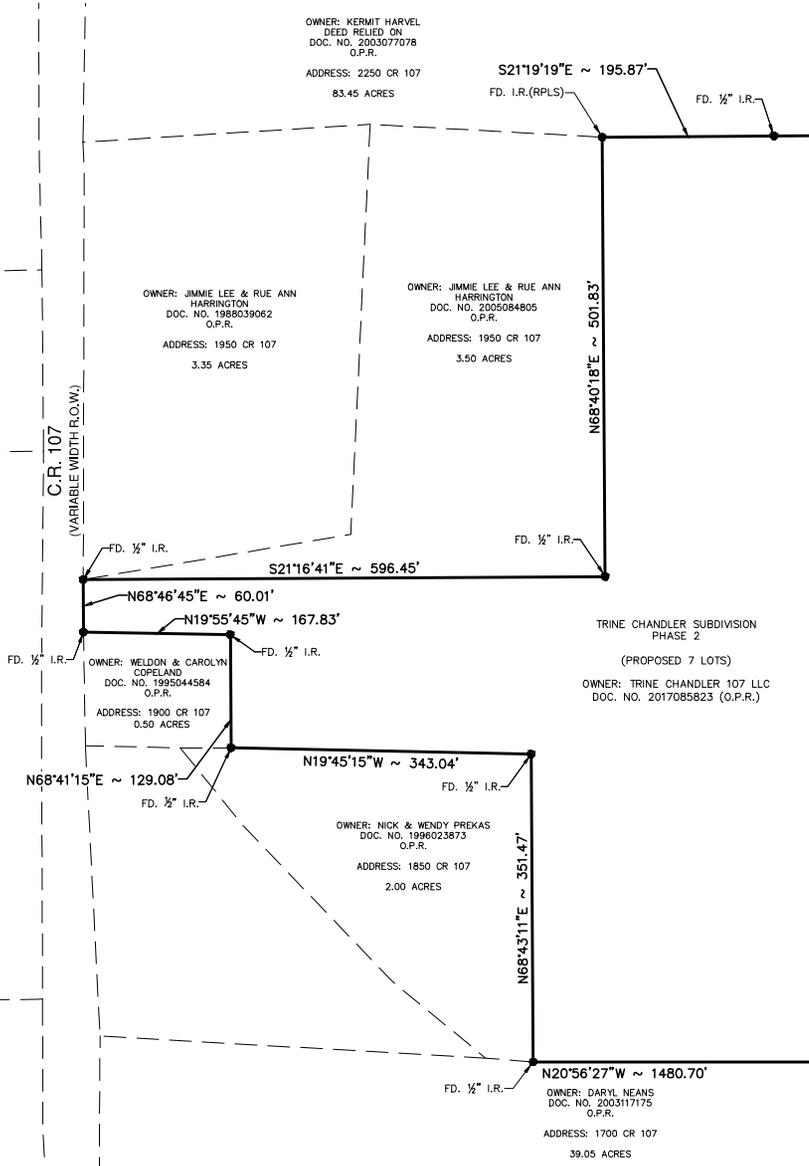
THENCE THE FOLLOWING FOUR (4) CALLS COINCIDENT WITH AND TO THE CORNERS OF THE NORTH RIGHT-OF-WAY LINE OF CHANDLER ROAD, A 200-FOOT RIGHT-OF-WAY, AS DESCRIBED IN SAID DEED TO WILLIAMSON COUNTY:

1. N 67°43'23" WEST, 381.05 FEET TO A 1/2" CAPPED REBAR STAMPED "JPH LAND SURVEYING" SET;
2. S 22°16'37" WEST, 10.00 FEET TO A 1/2" CAPPED REBAR STAMPED "JPH LAND SURVEYING" SET;
3. N 67°43'23" WEST, 584.53 FEET TO A 1/2" CAPPED REBAR STAMPED "JPH LAND SURVEYING" SET AT THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2400.00 FEET, AND CHORD BEARING AND DISTANCE OF N 73°13'52" WEST, 460.66 FEET;
4. WESTERLY AN ARC LENGTH OF 461.37 FEET TO A 1/2" CAPPED REBAR STAMPED "JPH LAND SURVEYING" SET AT THE NORTHWEST CORNER FO THE PARCEL OF LAND AS DESCRIBED IN SAID DEED TO WILLIAMSON COUNTY;

THENCE N 20°56'27" WEST, 1480.70 FEET WITH THE EAST LINE OF A PARCEL OF LAND AS DESCRIBED IN THE DEED TO DARYL R. NEANS RECORDED UNDER INSTRUMENT NUMBER 2003117175 OF SAID OFFICIAL PUBLIC RECORDS TO A 1/2" REBAR FOUND AT A SALIENT CORNER OF SAID CHANDLER PARCEL;

THENCE THE FOLLOWING FOUR (4) CALLS COINCIDENT WITH THE PERIMETER AND TO THE CORNERS OF SAID CHANDLER PARCEL;

1. N 68°43'11" EAST, 351.47 FEET TO A 1/2" REBAR FOUND;
2. N 19°45'15" WEST, 343.04 FEET TO A PK NAIL FOUND;
3. N 68°41'15" EAST, 129.08 FEET TO A 1/2" REBAR FOUND;
4. N 19°55'45" WEST, 167.83 FEET TO THE POINT OF BEGINNING, CONTAINING 47.89 ACRES. THE BASIS FOR THIS DESCRIPTION IS THE GRID NORTH AS ESTABLISHED BY GPS OBSERVATION UTILIZING THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE.



OWNER: KERMIT HARVEL  
DEED RELIED ON  
DOC. NO. 2003077078  
O.P.R.  
ADDRESS: 2250 CR 107  
83.45 ACRES

OWNER: JIMMIE LEE & RUE ANN  
HARRINGTON  
DOC. NO. 1988039062  
O.P.R.  
ADDRESS: 1950 CR 107  
3.35 ACRES

OWNER: JIMMIE LEE & RUE ANN  
HARRINGTON  
DOC. NO. 2005084805  
O.P.R.  
ADDRESS: 1950 CR 107  
3.50 ACRES

C.R. 107  
(VARIABLE WIDTH R.O.W.)

TRINE CHANDLER SUBDIVISION  
PHASE 2  
(PROPOSED 7 LOTS)  
OWNER: TRINE CHANDLER 107 LLC  
DOC. NO. 2017085823 (O.P.R.)

OWNER: WELDON & CAROLYN  
CORELAND  
DOC. NO. 1995044584  
O.P.R.  
ADDRESS: 1900 CR 107  
0.50 ACRES

OWNER: NICK & WENDY PREKAS  
DOC. NO. 1996023873  
O.P.R.  
ADDRESS: 1850 CR 107  
2.00 ACRES

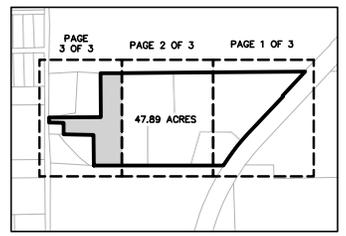
OWNER: DARYL NEANS  
DOC. NO. 2003117175  
O.P.R.  
ADDRESS: 1700 CR 107  
39.05 ACRES

## LEGEND

AC	ACRE(S)
DOC	DOCUMENT NUMBER
PGB	POINT OF BEGINNING
CORR	CITY OF ROUND ROCK, TEXAS OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
PR	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
DR	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
ESMT	EASEMENT
FD. I.R.	FOUND IRON ROD
ROW	RIGHT OF WAY
VOL	VOLUME
PG	PAGE(S)
PUE	PUBLIC UTILITY EASEMENT
TxDOT	TEXAS DEPARTMENT OF TRANSPORTATION
(SURVEYOR)	FOUND 1/2" IRON ROD WITH CAP SET 1/2" IRON ROD (PD)
●	CALCULATED POINT
⊙	BENCHMARK
---	EASEMENT
---	PLAT BOUNDARY
---	ADJONER LINE
---	PHASE BOUNDARY

## GENERAL NOTES:

1. NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
2. NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDAED BY THE 1% ANNUAL CHANCE FLOOD PLAN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0505E EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.



SHEET INDEX MAP  
N.T.S.



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

MATCHLINE "A" - SEE SHEET 2 OF 3

Civil Job No. 50985-00; Survey Job No. 50985-00

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