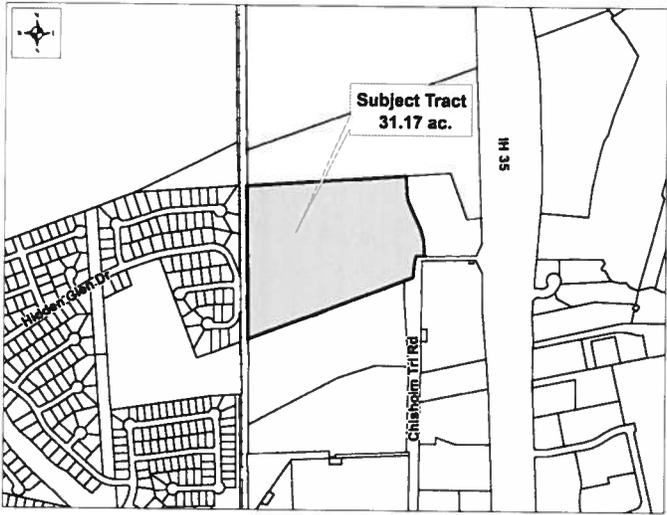


**Round Rock Industrial
CONCEPT PLAN CP1805-002**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Concept Plan approval to create one lot

ZONING AT TIME OF APPLICATION: LI (Light Industrial)

DESCRIPTION: 31.17 acres out of the David Curry Survey, Abstract No. 130

CURRENT USE OF PROPERTY: Vacant Single-Family (Zoned Light Industrial)

GENERAL PLAN LAND USE DESIGNATION: Industrial

ADJACENT LAND USE:

- North: Vacant and Undeveloped (Zoned PUD No. 71)
- South: Vacant and Undeveloped (Zoned Light Industrial)
- East: Commercial (Zoned LI & C-1)
- West: Georgetown Railroad ROW/Residential (Zoned SF-2)

PROPOSED LAND USE:

<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:	1	31.17
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	1	31.17

<p>Owner: William A. Behrens and Bess M. Behrens</p>	<p>Agent: KBGE Lauren Beavers 105 West Riverside Dr., Ste. 110 Austin, TX 78704</p>
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**Round Rock Industrial
CONCEPT PLAN CP1805-002**

DATE OF REVIEW: June 6, 2018

LOCATION: West of the intersection of Chisholm Trail Road and N. IH-35

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates the site Industrial. The property is zoned LI (Light Industrial) and allows industrial land uses such as manufacturing and assembly, warehouse and freight movement and wholesale trade by right.

Traffic, Access and Roads: A Traffic Impact Analysis (TIA) is not required since the applicant is dedicating right-of-way to the City of Round Rock for Chisholm Trail Road extension as an arterial roadway (1/2 section) to the north property line of this site, which will be constructed by the applicant. The other half of Chisholm Trail Road extension will be dedicated and built when development occurs on the 6.6-acre property to the east of the subject site.

Water and Wastewater Service: Water and wastewater will be provided by the City. The property will connect to an existing 16-inch water line in the Chisholm Trail right-of-way. Wastewater will be collected onsite to a wastewater lift station. The site will utilize a pump for wastewater effluent from the site under the Georgetown Railroad R.O.W. to a manhole located in Hidden Glen Ct. west of the site. The wastewater manhole is part of the City of Round Rock's wastewater infrastructure.

Drainage: Stormwater management is onsite and not an offsite regional detention facility. The applicant will submit a water quality plan to the Texas Commission on Environmental Quality for approval. The water quality and stormwater mitigation is two to three detention ponds and two sedimentation/filtration ponds located onsite.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. The existing right-of-way width for Chisholm Trail Road shall be verified and the alignment and right of way width for the Chisholm Trail Extension shall be approved prior to the submittal of the preliminary plat application with an updated Concept Plan.
2. The right-of-way dedication shall state who the beneficiary will be with the preliminary/final plat submittal.
3. Add the suffix to Chisholm Trail Rd to the preliminary/final plat.
4. Add "N" to "N IH 35" to the preliminary/final plat.
5. Add a label to the east/west road segment between Chisholm Trail Rd and N IH 35 that says "CR 173" to the preliminary/final plat.
6. Select a different name for the plat during the preliminary/final stages, since the City already has a Round Rock Industrial subdivision.
7. The Oncor Transmission easement is not labeled correctly. The easement shall be labeled correctly with an updated Concept Plan and with the preliminary/final plat submittal.
8. The correct acreage shall be reflected on an updated Concept Plan and with the preliminary/final plat submittal.



**Subject Tract
31.17 ac.**

Hidden Glen Dr

Chisholm Trl Rd

IH 35

