



City of Round Rock

Planning and Zoning Commission

Meeting Agenda - Final

Chairman David Pavliska
Vice Chair Matt Baker
Alternate Vice Chair Rob Wendt
Commissioner Stacie Bryan
Commissioner Casey Clawson
Commissioner Jennifer Henderson
Commissioner Greg Rabaey
Commissioner Selicia Sanchez-Adame
Commissioner Jennifer Sellers

Wednesday, September 20, 2017

7:00 PM

City Council Chambers, 221 East Main St.

A. CALL TO ORDER - 7:00 P.M.

B. ROLL CALL

C. PLEDGES OF ALLEGIANCE

D. APPROVAL OF MINUTES:

D.1 [2017-4796](#) Consider approval of the minutes for the September 6, 2017 Planning and Zoning Commission meeting.

E. PLATTING AND ZONING:

E.1 [2017-4797](#) Consider approval of the Provident Crossings Section VI Final Plat. Generally located southwest of the intersection of Gattis School Rd. and S. A.W. Grimes Blvd. Case No. FP1704-001

E.2 [2017-4798](#) Consider public testimony and a recommendation concerning the request for approval of the Chisholm Trail Tech Center Concept Plan. Generally located at the southwest corner of Chisholm Trail Rd. and E. Old Settlers Blvd. Case No. CP1706-001

E.3 [2017-4799](#) Consider public testimony and a recommendation concerning the request filed by Quik Trip Corporation, on behalf of the owner Glenn Neans, for the rezoning of 0.32 acres from PUD #44 (Planned Unit Development) zoning district to C-1a (General Commercial Limited) zoning district. Generally located at the northwest corner of Joe Dimaggio Blvd. and E. Palm Valley Blvd. Case No. ZON1708-002

- E.4 [2017-4800](#) Consider public testimony and a recommendation concerning the request filed by Quik Trip Corporation, on behalf of the owners Aaron & Brenda Thomison, for the original zoning of 1.75 acres to C-1a (General Commercial Limited) zoning district. Generally located at the northwest corner of Joe Dimaggio Blvd. and E. Palm Valley Blvd. Case No. ZON1708-003

F. STAFF REPORT:

- F.1 [2017-4801](#) Consider an update regarding Council actions related to Planning and Zoning items.

G. ADJOURNMENT

In addition to any executive session already listed above, the Planning and Zoning Commission for the City of Round Rock reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code for the following purposes:

§551.071 Consultation with Attorney

§551.072 Deliberations regarding Real Property

§551.073 Deliberations regarding Gifts and Donations

§551.074 Personnel Matters

§551.076 Deliberations regarding Security Devices

§551.087 Deliberations regarding Economic Development Negotiations

POSTING CERTIFICATION

I certify that this notice of the Planning and Zoning Commission Meeting was posted on the 14th day of September 2017 at 5:00 p.m. as required by law in accordance with Section 551.043 of the Texas Government Code.

/ORIGINAL SIGNED/

Sara L. White, TRMC, City Clerk

**PLANNING AND ZONING COMMISSION
WEDNESDAY, SEPTEMBER 6, 2017 AT 7:00 PM**

DRAFT - MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in regular session on September 6, 2017, in the Round Rock City Council Chambers located at 221 East Main Street. With a quorum present, Chairman David Pavliska called the meeting to order at 7:00 p.m.

B. ROLL CALL

Present were Chairman David Pavliska, Vice Chair Matthew Baker, Commissioner Stacie Bryan, Commissioner Casey Clawson, Commissioner Jennifer Henderson, Commissioner Greg Rabaey, Commissioner Selicia Sanchez, Commissioner Jennifer Sellers, and Commissioner Rob Wendt.

Planning and Development Services Department staff included Bradley Dushkin, Clyde von Rosenberg, and Veronica Chandler.

C. PLEDGES OF ALLEGIANCE

D. APPROVAL OF MINUTES:

D1. Consider approval of the minutes for the August 16, 2017, Planning and Zoning Commission meeting.

With there being no questions or comments, a motion was offered.

Motion: Motion by Commissioner Clawson, second by Commissioner Henderson to approve Agenda Item D1 as presented.

Vote: AYES: Chairman Pavliska, Vice Chair Baker, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Rabaey, Commissioner Sanchez, Commissioner Sellers, and Commissioner Wendt. Vote to approve: 9 - 0. The motion carried unanimously.

E. PLATting AND ZONING:

E1. Consider public testimony and a recommendation concerning the request filed by Ryan Jerke, on behalf of the property owner, Werner Cain Construction, LLC, for the rezoning of the subject tract from SF-2 (Single-family standard lot) zoning district to MU-R (Mixed-use Redevelopment and Small Lot) zoning district. Generally located in the northwest corner of McNeil Rd. and Old Austin Rock Rd. Case No. ZON1708-001

Mr. von Rosenberg gave a brief overview of the proposed rezoning explaining that the purpose of the MU-R (Mixed-use Redevelopment and Small Lot) zoning district was to provide greater flexibility for relatively small lots along arterial corridors. These standards will allow more use of the lot by reducing the compatibility buffer requirements that are normally required for C-2 (Local Commercial) or OF (Office) zoning districts. He stated that the MU-R zoning district had some unique features including building setbacks and height, location of parking, building design, and limited drive-throughs.

The owners' representative, Mr. Bryan Jerke, was available to answer questions.

Chairman Pavliska opened the public hearing and asked anyone wishing to speak for or against this item to come forward. Seeing no speakers, Chairman Pavliska closed the public hearing.

Following a brief discussion, a motion was offered.

Motion: Motion by Commissioner Rabaey, second by Commissioner Henderson to recommend for City Council approval as presented.

Vote: AYES: Chairman Pavliska, Vice Chair Baker, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Rabaey, Commissioner Sanchez, Commissioner Sellers, and Commissioner Wendt. Vote to approve: 9 - 0. The motion carried unanimously.

F. STAFF REPORT:

F1. Consider an update regarding Council actions related to Planning and Zoning items.

Mr. Dushkin stated that City Council tabled the 1201 S. Mays rezoning during the August 24th City Council meeting. This rezoning will be in the September 14th City Council agenda.

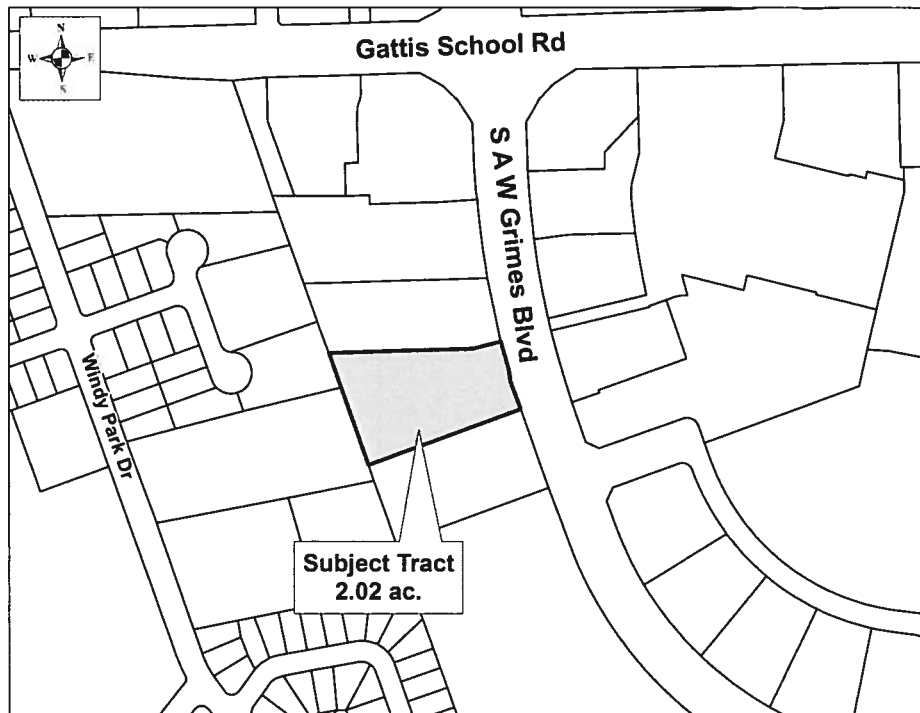
G. ADJOURNMENT

There being no further discussion, the meeting adjourned at 7:18 p.m.

Respectfully Submitted,

Veronica Chandler, Planning Tech

**Provident Crossings Section VI
FINAL PLAT FP1704-001**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of the Final Plat

ZONING AT TIME OF APPLICATION: PUD No. 62

DESCRIPTION: 2.02 acres out of the ASA Thomas Survey, Abstract No. 609

CURRENT USE OF PROPERTY: vacant

GENERAL PLAN LAND USE DESIGNATION: commercial

ADJACENT LAND USE:

North: vacant

South: day care center under construction

East: commercial (across A.W. Grimes Blvd.)

West: single family residential

PROPOSED LAND USE: commercial

<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:	1	2.02
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	1	2.02

Owner:
HICKERSON ROUND ROCK LAND LP
c/o PROVIDENT REALTY ADVISORS
10210 N CENTRAL EXPY, STE 300
DALLAS, TX 75231-3470

Agent
Jones I Carter, Inc.
Shawn C. Graham
6509 Windcrest Dr., Ste. 600
Plano, TX 75024

Provident Crossings Section VI
FINAL PLAT FP1704-001

HISTORY: The Preliminary Plat for this site was approved by the Planning and Zoning Commission on February 6, 2013. An amendment to PUD (Planned Unit Development) No. 62 on March 1, 2017, to allow for a restaurant with a drive-through, subject to specific conditions, was approved by the City Council on April 13, 2017.

DATE OF REVIEW: September 20, 2017

LOCATION: Southwest of the intersection of S. A.W. Grimes Blvd. and Gattis School Rd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The site is designated for commercial in General Plan 2020. It is zoned for commercial uses as part of PUD No. 62, with site-specific regulations for a restaurant with a drive-through.

Compliance with the Preliminary Plat: The final plat is in compliance with the approved preliminary plat for the site.

Traffic, Access and Roads: A TIA (Traffic Impact Analysis) must be submitted and approved, or alternate agreement accepted by the City Transportation prior to the first full site development permit application on the property. Right-of-way (ROW) conveyance for a deceleration lane, including ROW on the site or abutting property, and payments towards the cost of offsite improvements such as signalization, if any, shall be satisfied prior to approval of the site development permit.

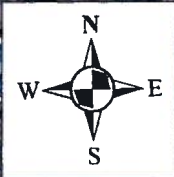
Water and Wastewater Service: There is an existing waterline along A.W. Grimes Boulevard which will provide water service to the site. There is an existing wastewater line and manhole along the west property line which will be used to provide wastewater service.

Drainage: Storm water drainage will be accommodated by an existing pipe system which conveys the water to an existing regional detention facility designed to serve the site.

RECOMMENDED MOTION:

Staff recommends approval of the final plat, with the following conditions:

1. Provide all symbols and abbreviations in the legend.
2. Remove 'April 4, 2017' from the title.
3. Wastewater and storm sewer facilities to serve the property have not been accepted by the City. This final plat cannot be recorded until the subdivision improvement plan acceptance letter has been issued or until fiscal surety is posted for 110% of the cost of improvements.



Gattis School Rd

S A W Grimes Blvd

Windy Park Dr

**Subject Tract
2.02 ac.**



FINAL PLAT
PROVIDENT CROSSINGS, SECTION VI
CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS
APRIL 4, 2017

LEGAL DESCRIPTION

BEING a 2.017 acre tract of land situated in the City of Round Rock, Williamson County, Texas, and out of the Asa Thomas Survey, Abstract Number 609, Williamson County, Texas, and being a portion of a called 7.958 acre tract of land described in a Warranty Deed to Hickerson Round Rock Land, LP recorded under Document Number 2009070070 of the Official Public Records of Williamson County, Texas; said 2.017 acre tract of land being more particularly described as follows with bearing referenced to the Texas Coordinate System of 1983, Central Zone:

BEGINNING at a P-K Nail found in the westerly right-of-way line of A. W. Grimes Boulevard (a 120 foot wide right-of-way) recorded under Document Number 2001038661 of the Official Public Records of Williamson County, Texas and in the easterly line of said 7.958 acre tract of land for the southeasterly corner of Lot 1, Block A of PROVIDENT CROSSING SECTION IV, a subdivision as recorded under 2015014158 of the Official Public Records of Williamson County, Texas and the beginning of a curve to the left;

THENCE southeasterly with said westerly right-of-way line of A. W. Grimes Boulevard and the easterly line of said 7.958 acre tract of land, with said curve to the left having a radius of 2143.48 feet and a delta angle of 04°32'31", an arc distance of 169.91 feet (the chord of said curve bears South 16°24'08" East a distance of 169.87 feet) to the northeasterly corner of Lot 1, Block A of PROVIDENT CROSSING SECTION V, a subdivision as recorded under 2016111788 of the Official Public Records of Williamson County, Texas;

THENCE over and across said 7.958 acre tract of land with the northerly line of said Lot 1, Block A PROVIDENT CROSSING SECTION V, South 70°01'58" West a distance of 392.71 feet to a 5/8" iron rod with cap stamped "JONES|CARTER" set in the westerly line of said 7.958 acre tract of land and the easterly line of a called 2.7412 acre tract of land described in a General Warranty Deed to Joseph Gregor recorded in Volume 2516, Page 853 of the Deed Records of Williamson County, Texas for the northwesterly corner of said Lot 1, Block A PROVIDENT CROSSING SECTION V;

THENCE with the westerly line of said 7.958 acre tract of land and the easterly line of said 2.7412 acre tract of land, passing at a distance of 202.75 feet the northeasterly corner of said 2.7412 acre tract of land and the southeasterly corner of Lot 10, Block A of the FINAL PLAT OF HILLSIDE TERRACE, a subdivision as recorded in Cabinet Y, Slide 239 of the Plat Records of Williamson County, Texas, continuing with the westerly line of said 7.958 acre tract of land and with the easterly line of said Lot 10, North 19°44'30" West a distance of 285.71 feet to the southwesterly corner of said Lot 1, Block A PROVIDENT CROSSING SECTION IV;

THENCE over and across said 7.958 acre tract of land with the southerly line of said Lot 1, Block A PROVIDENT CROSSING SECTION IV the following courses and distances:

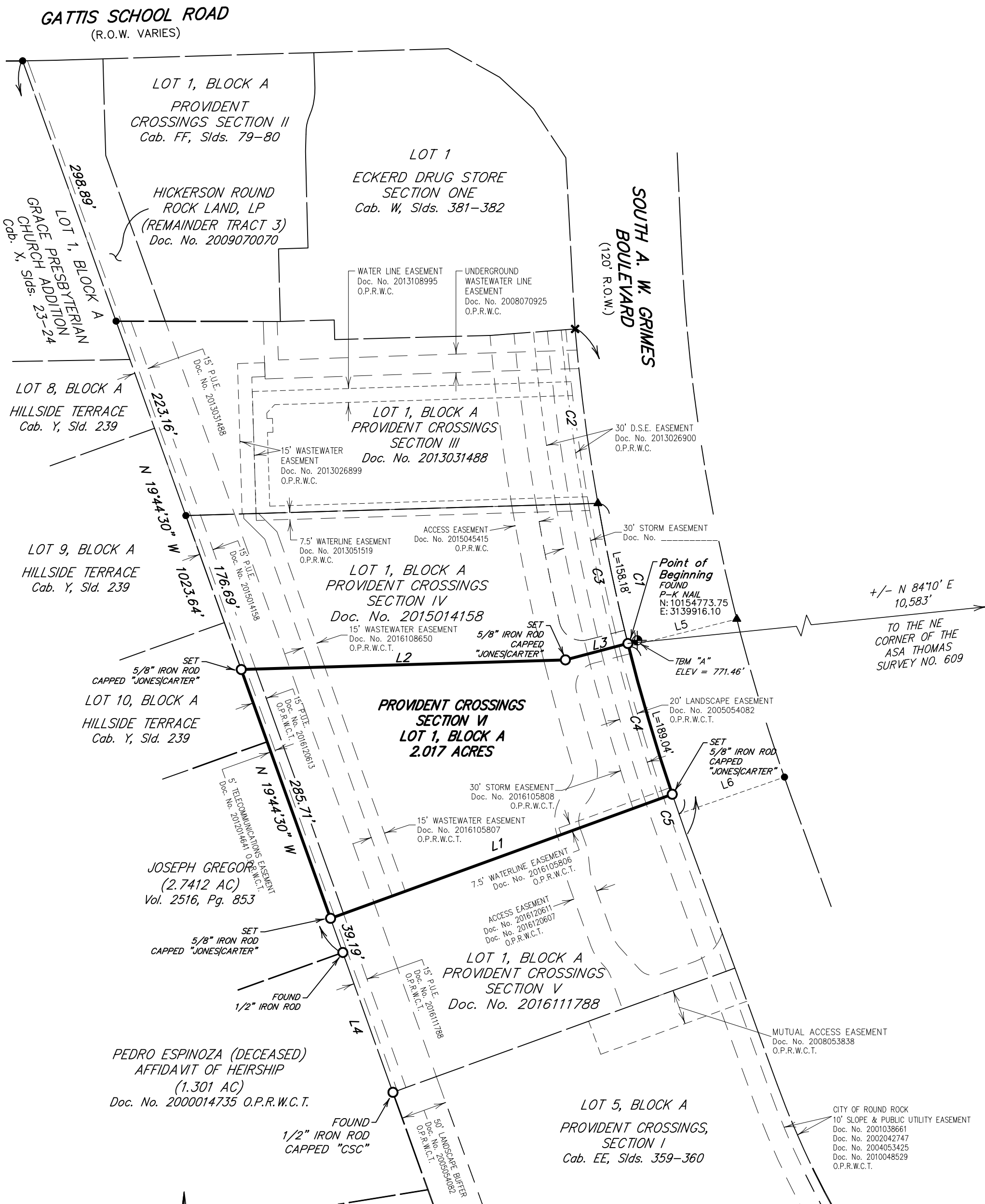
North 88°18'03" East a distance of 350.31 feet to a 5/8" iron rod with cap stamped "JONES|CARTER" set;

North 75°15'30" East a distance of 69.78 feet to the POINT OF BEGINNING and CONTAINING an area of 2.017 acres of land.

BASIS OF BEARINGS:

HORIZONTAL DATUM BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE. COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 1.000117947.

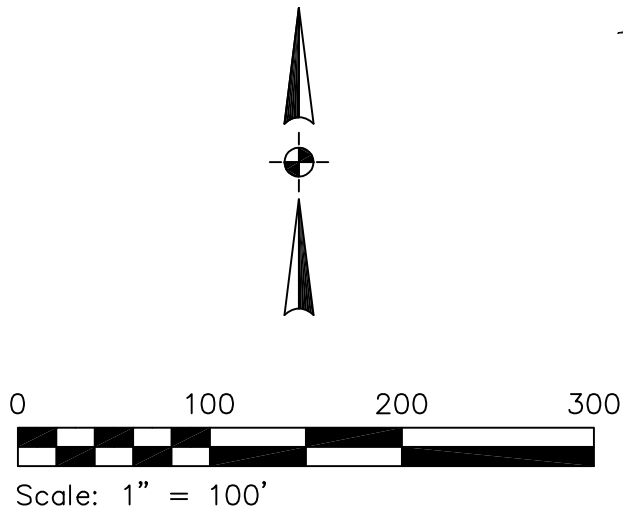
OWNERS: HICKERSON ROUND ROCK LAND, LP
ACREAGE: 2.017 ACRES
SURVEYOR: GARY C. BOWES, R.P.L.S. NO. 4053
NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: 0
SUBMITTAL DATE: APRIL 4, 2017
DATE OF PLANNING AND ZONING COMMISSION REVIEW: SEPTEMBER 20, 2017
BENCHMARK DESCRIPTION & ELEVATION:
TBM "A" IS A TRIANGLE CUT IN THE BACK OF CURB LOCATED APPROXIMATELY 10.5 FEET EAST OF THE NORTHEAST CORNER OF LOT 1, AS SHOWN HEREON, NAVD 88 ELEV. = 771.46'
ACREAGE BY LOT TYPE: DEVELOPMENT - 2.017 ACRES
PATENT SURVEY: ASA THOMAS SURVEY, ABSTRACT NO. 609
ENGINEER: SHAWN C. GRAHAM, P.E. NO. 111432
NUMBER OF LOTS BY TYPE: DEVELOPMENT - 1 LOT



PEDRO ESPINOZA (DECEASED)
AFFIDAVIT OF HEIRSHIP
(1.301 AC)
Doc. No. 2000014735 O.P.R.W.C.T.

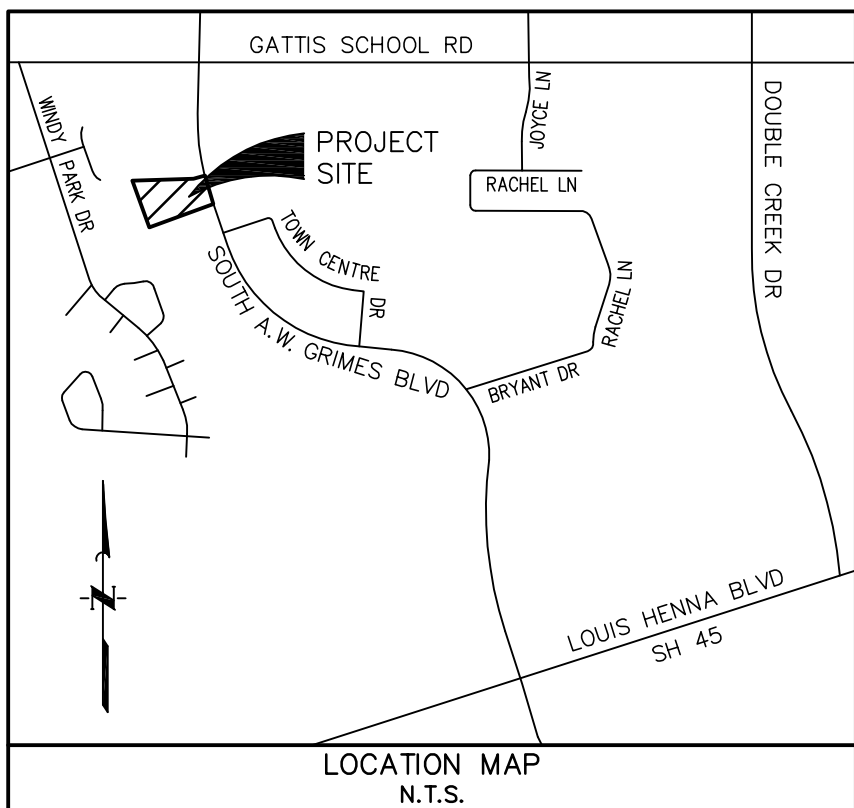
LOT 5, BLOCK A
PROVIDENT CROSSINGS,
SECTION I
Cab. EE, Slids. 359-360

CITY OF ROUND ROCK
10' SLOPE & PUBLIC UTILITY EASEMENT
Doc. No. 2001038661
Doc. No. 2002042747
Doc. No. 2004053425
Doc. No. 2010048529
O.P.R.W.C.T.



LEGEND

- 1/2" IRON ROD FOUND
- ▲ P-K NAIL FOUND IN CONCRETE
- ✕ "X" IN CONCRETE FOUND
- P.U.E. PUBLIC UTILITY EASEMENT
- D.S.E. DRAINAGE & STORM SEWER EASEMENT
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TX



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 70°01'58" W	392.71'
L2	N 88°18'03" E	350.31'
L3	N 75°15'30" E	69.78'
L4	S 19°44'30" E	160.51'
L5	N 75°46'44" E	120.52'
L6	N 70°43'33" E	120.77'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	2143.48'	560.13'	14°58'21"	S 12°23'56" E	558.54'
C2	2143.48'	190.06'	5°04'49"	S 07°27'10" E	190.00'
C3	2143.48'	154.81'	4°08'17"	S 12°03'44" E	154.78'
C4	2143.48'	169.91'	4°32'31"	S 16°24'08" E	169.87'
C5	2143.45'	45.34'	1°12'43"	S 19°16'45" E	45.34'

SHEET 1 OF 2

FILE: K:\QA023\QA023-0038-00\1 Surveying Phase\CAD Files\Working Dwg\Plat			
JOB NO:	A023-0038-00\700	DRAWN BY:	SDB
DATE:	APRIL 4, 2017	CHECKED BY:	GCB
SCALE:	1"=100'	REVISED:	APRIL 19, 2017

FINAL PLAT
PROVIDENT CROSSINGS
SECTION VI

FINAL PLAT
PROVIDENT CROSSINGS, SECTION VI
CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS
APRIL 4, 2017

STATE OF TEXAS §
COUNTY OF DALLAS §
KNOW ALL MEN BY THESE PRESENTS:

Hickerson Round Rock Land, LP, acting herein by and through Hickerson Round Rock Land GP, LLC, a Texas limited partnership, its general partner, acting herein by and through Julian Hawes, Jr., Vice President, PRA GP No. 2, Inc., its general partner, owner of 2.017 acres of land out of the Asa Thomas Survey, Abstract No. 609, Williamson County, Texas, as conveyed to it by warranty deed recorded in Document No. 2009070070 of the Official Public Records of Williamson County, Texas, certifies that there are no lien holders and does hereby subdivide 2.017 acres of land in accordance with this plat, to be known as **PROVIDENT CROSSINGS, SECTION VI** and does hereby dedicate to the public the use of the easements shown hereon subject to any easements, covenants or restrictions heretofore granted and not released.

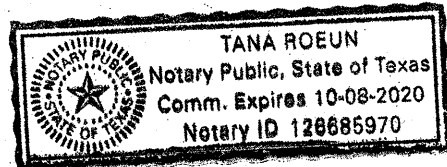
WITNESS MY HAND, this the 19th day of April, 2017, A.D.

Julian Hawes, Jr.
Julian Hawes, Jr., Vice President, PRA GP No. 2, Inc.
General Partner, Hickerson Round Rock Land GP, LLC,
General Partner to Hickerson Round Rock Land, LP
10210 N. Central Expressway, Suite 300
Dallas, TX 75231

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority on this day personally appeared Julian Hawes, Jr., known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

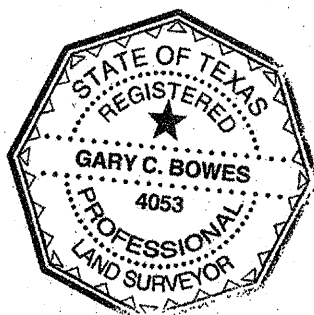
Tana Roebun
Notary Public, State of Texas
Print Notary's Name
My Commission Expires: 10-8-20



I, Gary C. Bowes, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Round Rock, Texas.

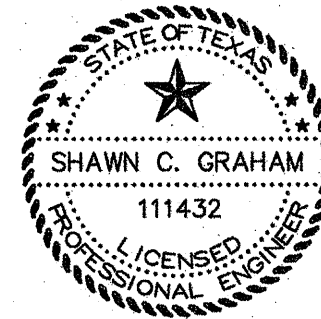
Gary C. Bowes
Registered Professional Land Surveyor No. 4053
Date 4/19/17

JONES | CARTER
1701 Directors Boulevard, Suite 400
Austin, Texas 78744



I, Shawn C. Graham, a Registered Professional Engineer, do hereby certify that to the best of my knowledge the information contained on this plat complies with the subdivision ordinances and the design and construction standards adopted by the City of Round Rock, Texas.

Shawn C. Graham
Shawn C. Graham
Registered Professional Engineer No. 111432
Date 4/19/17
JONES | CARTER
1701 Directors Boulevard, Suite 400
Austin, Texas 78744



Approved this _____ day of _____, 20____, A.D. by the City Planning and Zoning Commission of the City of Round Rock, Texas and authorized to be filed for record by the County Clerk of Williamson County, Texas

David Pavliska, Chairman

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, Nancy E. Rister, Clerk of the County Court of said County, do hereby certify that the foregoing Instrument in Writing, with its Certification of Authentication, was filed for record in my office on the _____ day of _____, A.D., 201____, at _____ o'clock _____ M., and duly recorded on the _____ day of _____, A.D., 201____, at _____ o'clock _____ M., in the Plat Records of said County in Document No. _____

WITNESS MY HAND AND SEAL OF OFFICE of the County Court of said County, at office in Georgetown, Texas, the last date written above.

Nancy E. Rister, Clerk, County Court
Williamson County, Texas

By: _____
Deputy

GENERAL NOTES:

1. Building setbacks shall be in accordance with Chapter 46, Zoning, Code of Ordinances, City of Round Rock, Texas, 2010 Edition, as amended, and in accordance with Planned Unit Development No. 62 (Doc. No. 2005054082), as amended.
2. The fifty foot (50') landscape buffer and the twenty foot (20') landscape easement shown hereon are established per the Planned Unit Development No. 62 (Doc. No. 2005054082), and as such, may be subject to change if the PUD is amended.
3. Sidewalks shall be constructed in accordance with Chapter 36, Subdivision Code of Ordinances, City of Round Rock, Texas, 2010 Edition, as amended, with the Design and Construction Standards, and in accordance with Planned Unit Development No. 62 (Doc. No. 2005054082), as amended.
4. A ten foot (10') public utility easement (PUE) and sidewalk easement abutting and along the street side property line is hereby dedicated for all street side property lots shown hereon.
5. This plat conforms to the Preliminary Plat approved by the Planning & Zoning Commission on February 6, 2013, as amended.
6. An Access Easement Agreement recorded in Doc. No. 2015045415, and as amended by Doc. No. 2016120607, grants a non-exclusive, perpetual easement for vehicular and pedestrian ingress and egress between the lot and adjacent Lot 1, Block A, Provident Crossings, Section IV.
7. No obstructions, including but not limited to fencing or storage, shall be permitted in any drainage easements shown hereon.
8. 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 48491C0635E, effective date September 26, 2008, for Williamson County, Texas.
9. No portion of this tract is encroached by the ultimate 1% annual chance floodplain.

SHEET 2 OF 2

FILE: K:\0A023\0A023-0038-00\1 Surveying Phase\CAD Files\Working Dwg\Plat	
JOB NO: A023-0038-00\700	DRAWN BY: SDB
DATE: APRIL 4, 2017	CHECKED BY: GCB
SCALE: 1"=100'	REVISED:

FINAL PLAT
PROVIDENT CROSSINGS
SECTION VI

J/C JONES | CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 10046101
1701 Directors Boulevard, Suite 400 • Austin, Texas 78744 • 512.441.9493

**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



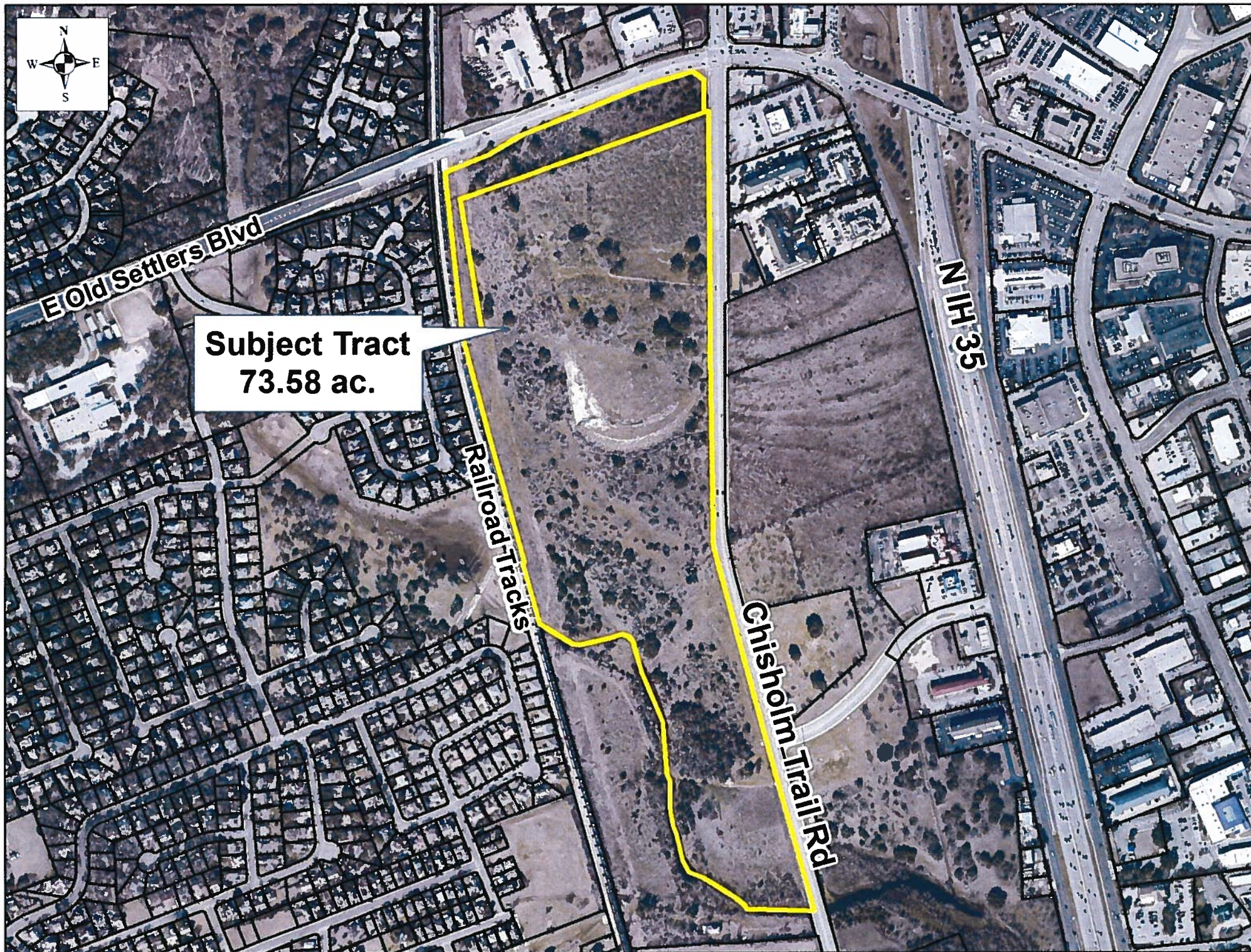
Old Settlers Blvd

**Subject Tract
73.58 ac.**

Railroad Tracks

Chisholm Trail Rd

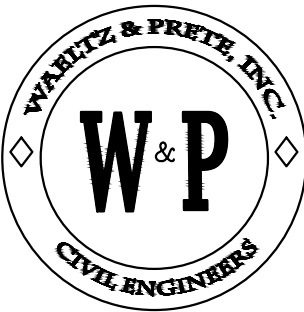
N IH 35



CONCEPT PLAN OF:

CHISHOLM TRAIL TECH CENTER

ENGINEER:



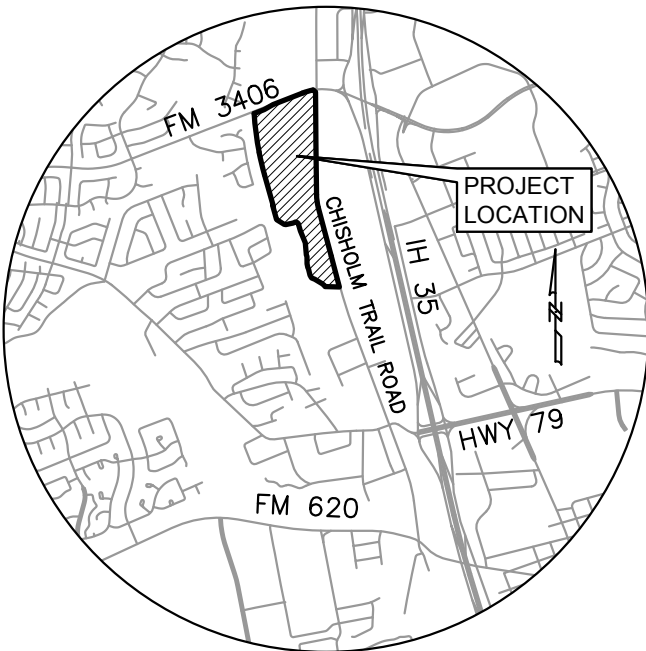
WAELTZ & PRETE, INC.
CIVIL ENGINEERS

3000 JOE DiMAGGIO BLVD. #72
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

SURVEYOR:



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
7800 SHOAL CREEK BLVD, STE 220 W | AUSTIN, TX 78757 | 512.454.8711
TBP FIRM REGISTRATION #470 | TBP L S FIRM REGISTRATION #1002801



LOCATION MAP
NTS

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

73.579 ACRES
DAVID CURRY
SURVEY A-130

1
0
JUNE 20, 2017

JULY 19, 2017

WAELTZ & PRETE, INC.
3000 JOE DiMAGGIO BLVD, #72
ROUND ROCK, TEXAS 78665

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

BM #1:
A SQUARE CUT IN THE TOP OF WEST
CURB OF CHISHOLM TRAIL. BENCHMARK
APPROXIMATELY 2.5' EAST OF A FIRE
HYDRANT AND APPROXIMATELY 880'
SOUTH OF THE SOUTHWEST CORNER
OF THE INTERSECTION OF CHISHOLM
TRAIL AND WEST OLD SETTLERS
BOULEVARD. ELEVATION = 754.56'
(NAVD 88 GEOID 03)

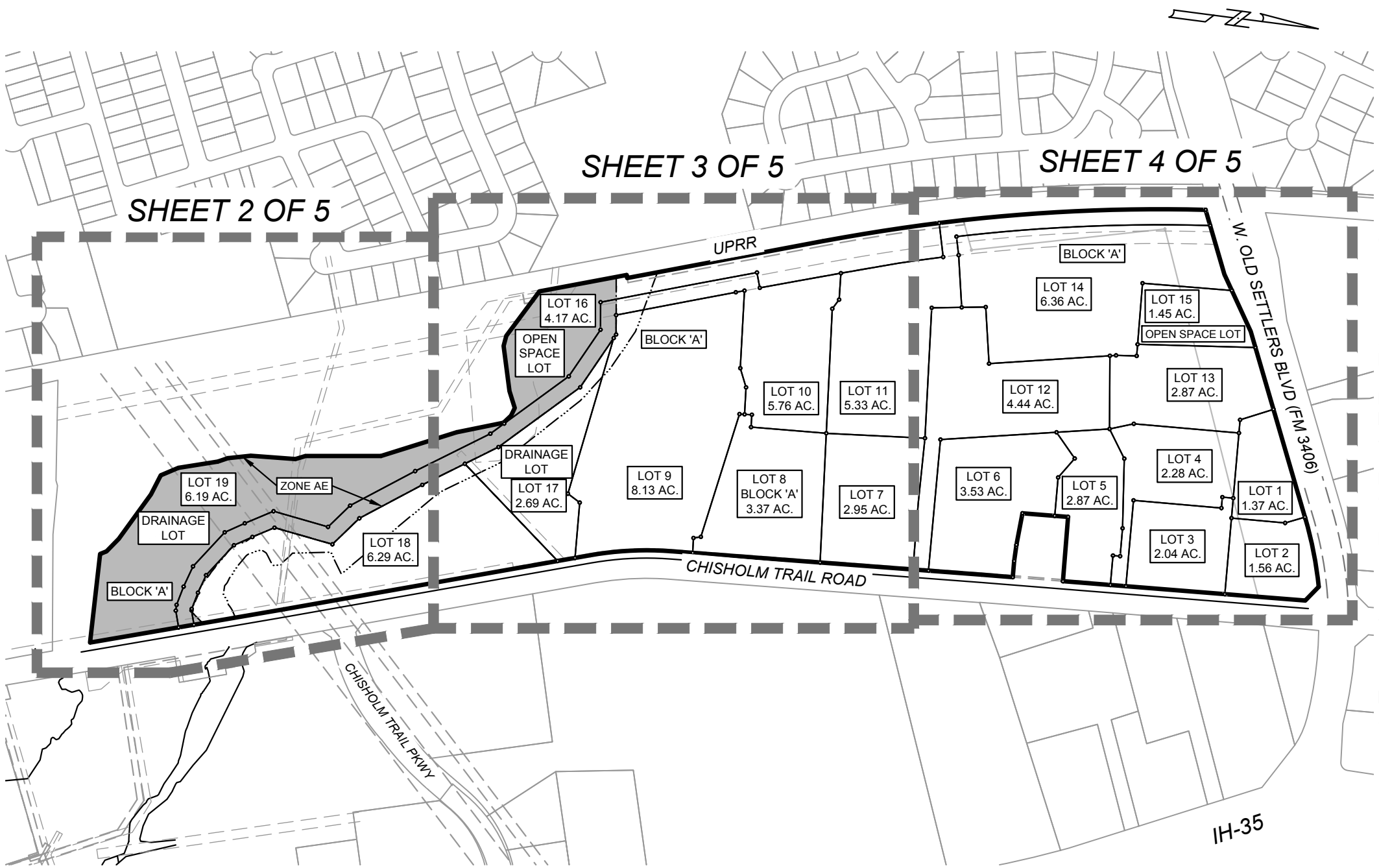
BM #2:
A SQUARE CUT IN THE TOP OF
CONCRETE LIGHT STANDARD BASE ON
WEST SIDE OF CHISHOLM TRAIL.
BENCHMARK APPROXIMATELY 2171'
SOUTH OF THE SOUTHWEST CORNER
OF THE INTERSECTION OF CHISHOLM
TRAIL AND WEST OLD SETTLERS
BOULEVARD. ELEVATION = 751.83'
(NAVD 88 GEOID 03)

BM #3:
A SQUARE CUT IN THE TOP OF
CONCRETE LIGHT STANDARD BASE ON
WEST SIDE OF CHISHOLM TRAIL.
BENCHMARK APPROXIMATELY 3408'
SOUTH OF THE SOUTHWEST CORNER
OF THE INTERSECTION OF CHISHOLM
TRAIL AND WEST OLD SETTLERS
BOULEVARD. ELEVATION = 739.35'
(NAVD 88 GEOID 03)

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

CONCEPT PLAN OF:
CHISHOLM TRAIL TECH CENTER
PAGE 1 OF 5



PLAT OVERALL VIEW
SCALE: 1"=400'

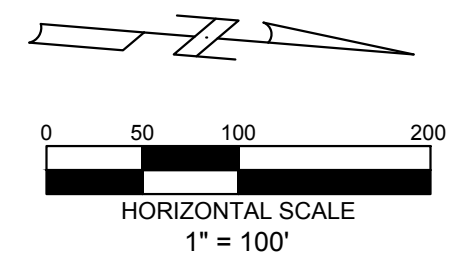
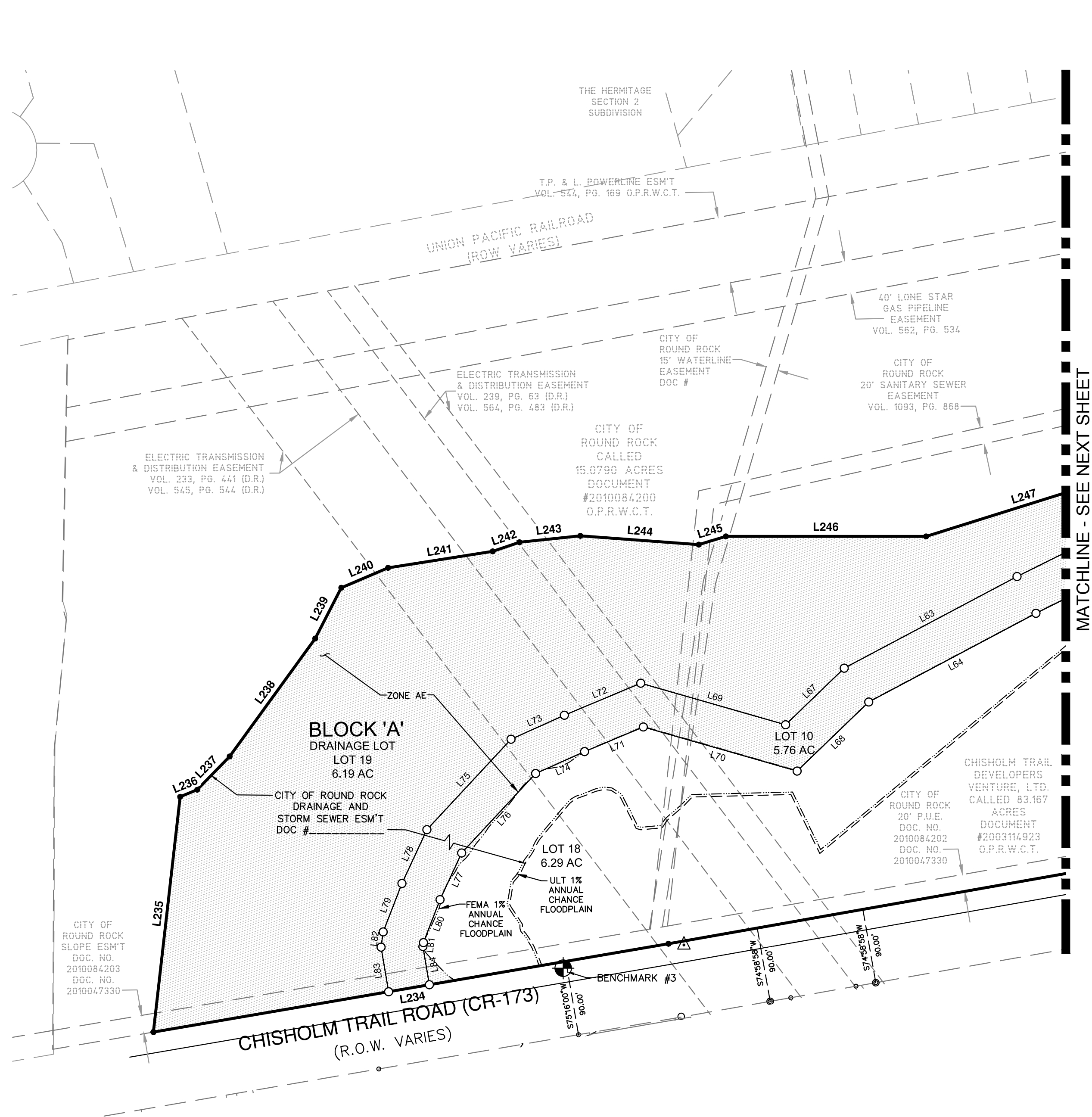
PLAT NOTES:

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.

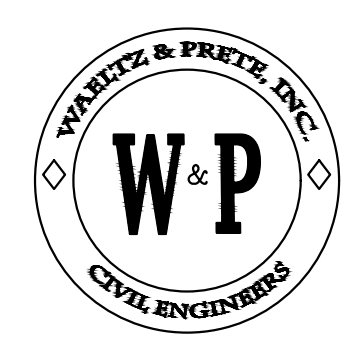
LEGEND

○	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		
R.O.W.	RIGHT-OF-WAY		
BM	BENCHMARK		
---	FEMA 1% FLOODPLAIN		
---	ULTIMATE 1% FLOODPLAIN		
---	FEMA 1% FLOODPLAIN		

* THIS LEGEND APPLIES TO ALL SHEETS



ENGINEER:



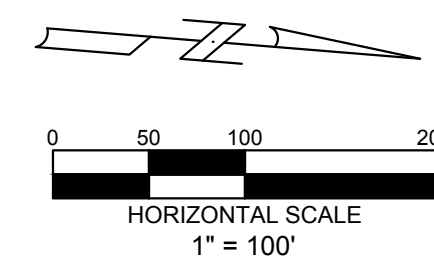
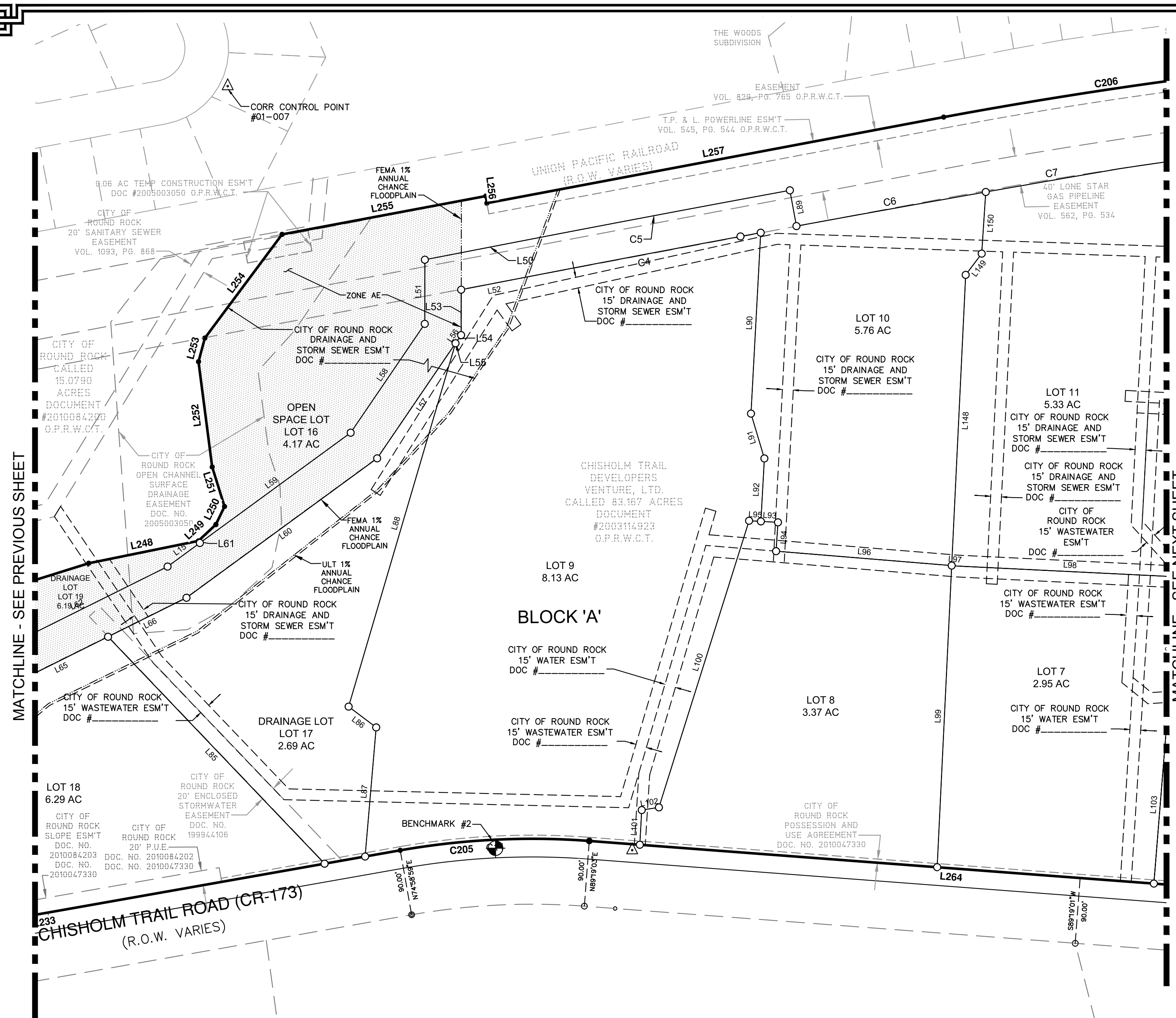
WAELTZ & PRETE, INC.
CIVIL ENGINEERS

3000 JOE DIMAGGIO BLVD. #72
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

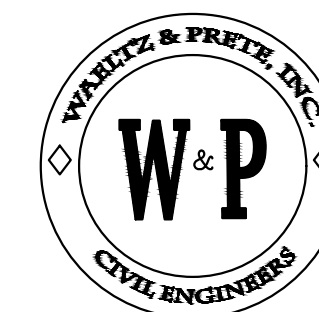
SURVEYOR:



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



ENGINEER:



WAELTZ & PRETE, INC.
CIVIL ENGINEERS

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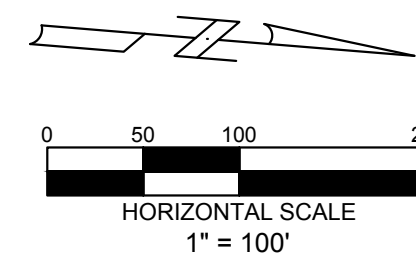
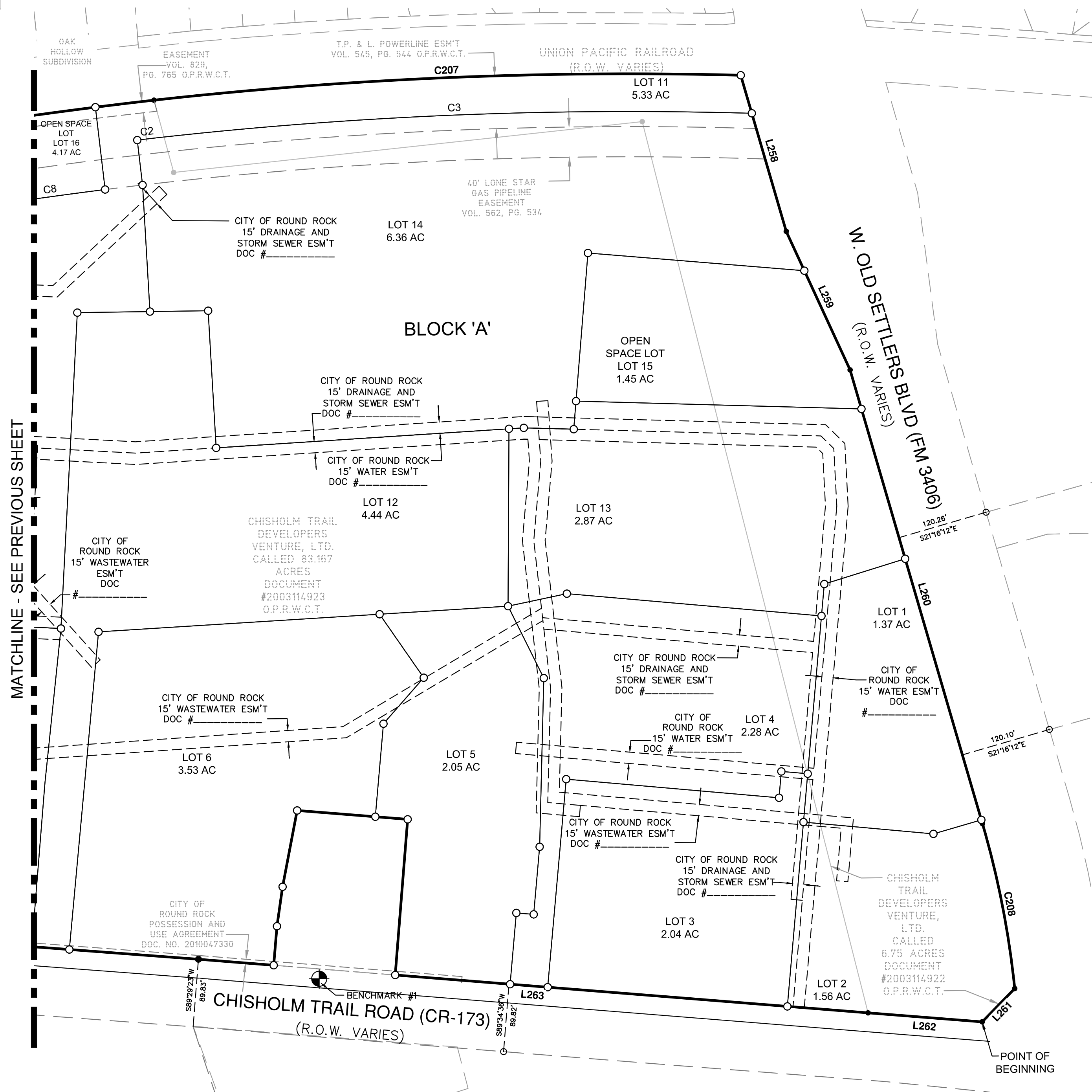
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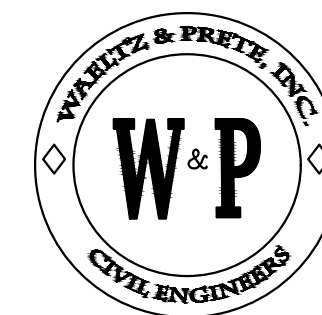
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
7800 SHOAL CREEK BLVD, STE 220 W | AUSTIN, TX 78757 | 512.454.8711
TBBE FIRM REGISTRATION #170 | TBBE FIRM REGISTRATION #1002880

CONCEPT PLAN OF:
CHISHOLM TRAIL TECH CENTER
PAGE 3 OF 5

K:\CAD\078-002 Chisholm Trail Tech Center\CONCEPT PLAN\078-002CONCEPT.dwg, 7/3/2017 10:37:48 AM, 1:1, W-P Inc., ZDS



ENGINEER:



WAELTZ & PRETE, INC.
CIVIL ENGINEERS

3000 JOE DIMAGGIO BLVD. #72
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

SURVEYOR:



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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028901

CONCEPT PLAN OF:
CHISHOLM TRAIL TECH CENTER
PAGE 4 OF 5

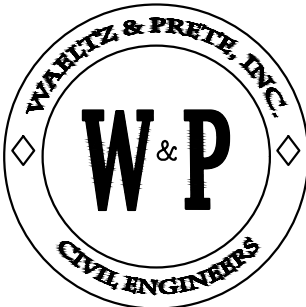
Line Table		
Line #	Length	Direction
L50	130.843	N15° 57' 01.33"W
L51	88.261	S85° 04' 09.07"W
L52	89.641	S15° 57' 01.33"E
L53	62.436	N85° 04' 09.07"E
L54	13.247	S60° 13' 57.19"E
L55	0.384	S78° 35' 58.31"E
L56	13.611	N60° 44' 29.58"W
L57	191.545	S60° 44' 29.58"E
L58	181.154	N60° 44' 29.58"W
L59	256.997	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"

ENGINEER:



WAELTZ & PRETE, INC.
CIVIL ENGINEERS

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ROUND ROCK, TX. 78665
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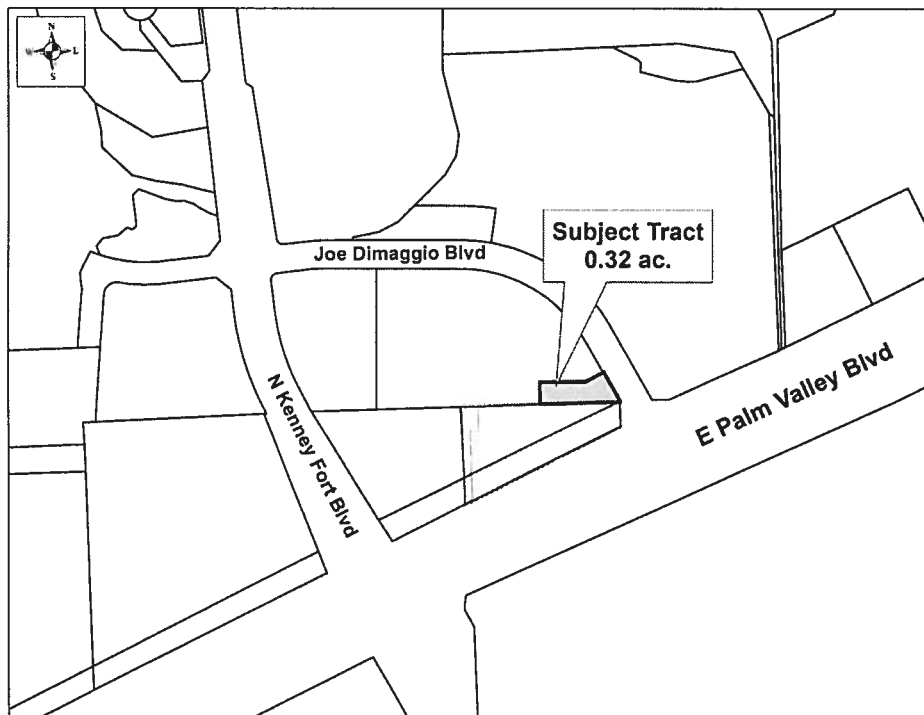
SURVEYOR:



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
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 5 OF 5

Quiktrip 4135 - Rezoning
ZONING ZON1708-002



CASE PLANNER: Clyde von Rosenberg

REQUEST: Rezoning from PUD No. 44 to C-1a (General commercial - limited)

ZONING AT TIME OF APPLICATION: PUD No. 44

DESCRIPTION: 0.32 acres out of the P.A. Holder Survey, Abstract No. 297

CURRENT USE OF PROPERTY: vacant

GENERAL PLAN LAND USE DESIGNATION: commercial

ADJACENT LAND USE:

North: shopping center under construction - PUD No. 44

South: vacant - ETJ

East: Joe DiMaggio Blvd. - PUD No. 44

West: shopping center under construction - PUD No. 44

PROPOSED LAND USE: convenience store

TOTAL ACREAGE: 0.32

Owner:
Glen Neans
3000 Joe DiMaggio Blvd., Ste. 58
Round Rock, TX 78665

Agent
Quick Trip Corporation
David Meyer, Jr.
1 Chisholm Trail Rd., Ste 450
Round Rock, TX 78681

**QuikTrip 4135 – Rezoning
ZONING ZON1708-002**

HISTORY: The site is a portion of the property zoned as PUD (Planned Unit Development) No. 44.

DATE OF REVIEW: September 20, 2017

LOCATION: Northwest corner of Joe DiMaggio Blvd. and E. Palm Valley Blvd.

STAFF REVIEW AND ANALYSIS:

This 0.32 acre site is to be rezoned from PUD No. 44 to the C-1a (General Commercial – limited) zoning district. It will then be combined with a 1.75 acre tract to the south, which is being annexed and zoned to C-1a in a separate action. The combined 2.07 acre property will be developed as a retail center and convenience store.

General Plan and Zoning: General Plan 2020 designates the site for commercial uses. The current zoning is PUD No. 44.

Transportation: The decision on whether a TIA (Traffic Impact Analysis) will be required has been deferred to the site development stage of the project.

Additional Considerations: Once combined with the property to the south, the site will have frontage on Palm Valley Blvd. (US 79) and Joe DiMaggio Blvd., providing an appropriate location for commercial zoning.

RECOMMENDED MOTION:

Staff recommends approval of the re-zoning to the C-1a (General Commercial – limited) zoning district.



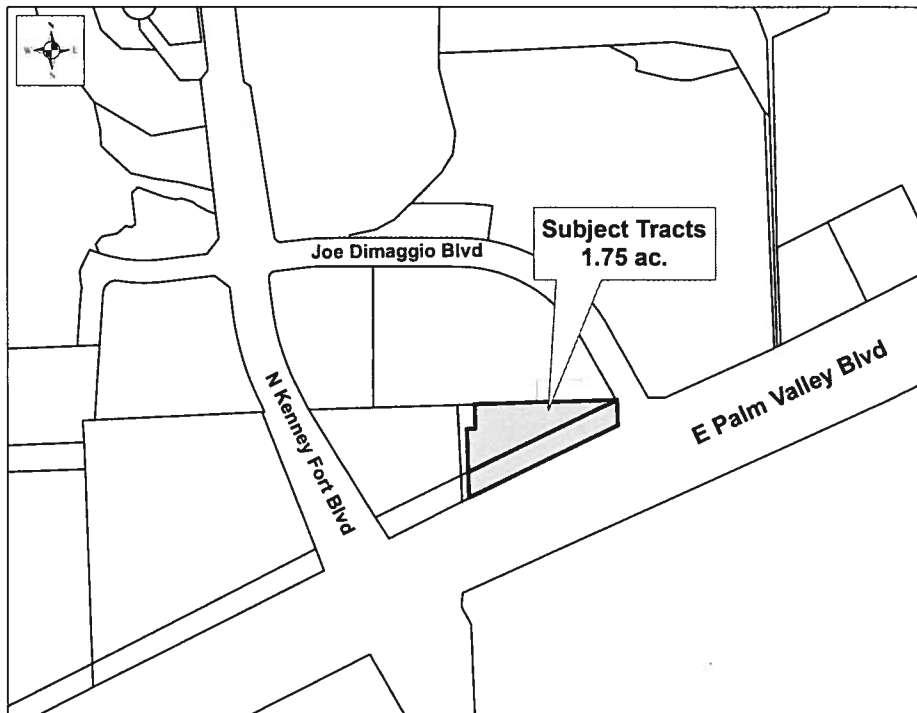
Joe Dimaggio Blvd

**Subject Tract
0.32 ac.**

N Kenney Fort Blvd

E Palm Valley Blvd

Quiktrip 4135 - Original Zoning
ZONING ZON1708-003



CASE PLANNER: Clyde von Rosenberg

REQUEST: Original zoning to C-1a (General commercial - limited)

ZONING AT TIME OF APPLICATION: ETJ

DESCRIPTION: 1.75 acres out of the P.A. Holder Survey, Abstract No. 297

CURRENT USE OF PROPERTY: storage buildings

GENERAL PLAN LAND USE DESIGNATION: commercial

ADJACENT LAND USE:

North: PUD No. 44

South: US 79

East: undeveloped - PUD No. 44

West: undeveloped - ETJ

PROPOSED LAND USE: convenience store

TOTAL ACREAGE: 1.75

Owner:

Aaron & Brenda Thomison
301 Will Smith Dr.
Hutto, TX 78634

Agent

Quik Trip Corporation
David Meyer, Jr.
1 Chisholm Trail, Suite 450
Round Rock, TX 78681

**QuikTrip 4135 – Original Zoning
ZONING ZON1708-003**

HISTORY: The site is currently located in the City's ETJ (extraterritorial jurisdiction) and the owner has requested annexation. The northern side of the site borders a tract zoned as PUD (Planned Unit Development) No. 44.

DATE OF REVIEW: September 20, 2017

LOCATION: Northwest corner of Joe DiMaggio Blvd. and E. Palm Valley Blvd.

STAFF REVIEW AND ANALYSIS:

This 1.75 acre site is to be annexed into the City and zoned to the C-1a (General Commercial – limited) zoning district. It will then be combined with a 0.32 acre tract to the north, which is being re-zoned from PUD No. 44 to C-1a in a separate action. The combined 2.07 acre property will be developed as a retail center and convenience store.

General Plan and Zoning: General Plan 2020 designates the site for commercial uses. The proposed C-1a (General Commercial – limited) zoning is for original zoning of the property.

Transportation: The decision on whether a TIA (Traffic Impact Analysis) will be required has been deferred to the site development stage of the project.

Additional Considerations: Once combined with the property to the north, the site will have frontage on Palm Valley Blvd. (US 79) and Joe DiMaggio Blvd., providing an appropriate location for commercial zoning.

RECOMMENDED MOTION:

Staff recommends approval of the original zoning to the C-1a (General Commercial – limited) zoning district.



Joe Dimaggio Blvd

**Subject Tracts
1.75 ac.**

N Kenney Fort Blvd

E Palm Valley Blvd

