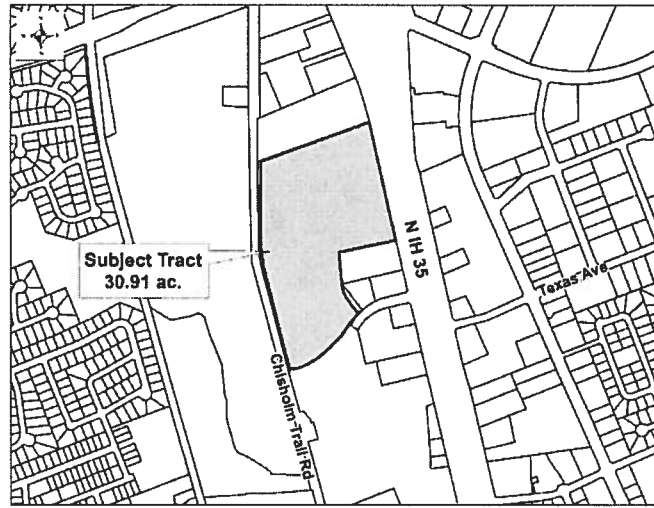


**Chisholm Trail Tech Center Sec. 2
CONCEPT PLAN CP1907-001**



CASE PLANNER: CAITLYN REEVES

REQUEST: Approval of a concept plan.

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

DESCRIPTION: 30.91 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: Vacant and undeveloped zoned C-1 (General Commercial).

South: Right-of-way for Chisholm Parkway unzoned.

East: Right-of-way for N. IH-35 Frontage Road unzoned, a hotel zoned C-1 (General Commercial), a restaurant zoned C-1 (General Commercial).

West: Right-of-way for Chisholm Trail Road unzoned.

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:	1	30.91
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	1	30.91

Owner:
Chisholm Trail Developers Venture Ltd
211 E. 7th St., Ste. #709
Austin, TX 78701-3218

Agent:
Waeltz & Prete, Inc.
Antonio A. Prete, P.E.
211 N. A.w. Grimes Blvd.
Round Rock, TX 78665

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HISTORY: The property consists of a 30.91 acre tract, which is vacant and undeveloped. On July 17, 2002, a Preliminary Plat (No. 02-0133-PP) was approved by the Planning & Zoning Commission to subdivide a 56.48 acre property into five commercial lots, which included the subject tract. The Final Plat was never recorded and therefore the Preliminary Plat expired. Chisholm Parkway has since been constructed, splitting the 56.48 acre tract into two separate development tracts. The applicant is requesting approval of a Concept Plan application for the 30.91 acre tract north of Chisholm Parkway. Preliminary and Final Plat applications will follow.

DATE OF REVIEW: August 7, 2019

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

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates the subject tract as commercial. The tract is zoned C-1(General Commercial) and allows for commercial land use such as offices, retail sales, hotels and fuel stations. 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: A Traffic Impact Analysis (TIA1706-003) has been approved for this tract. Driveway access points for future development will be finalized during the site development plan review stage and no new public street connections are proposed.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The subject property has multiple points of access for water service to a 12-inch public water line along N. IH-35 Frontage Road on the eastern boundary line of the property. Along with, an existing 12-inch water line stub located on the western boundary of the property along Chisholm Trail Road. Wastewater is intended to be served by an existing 8-inch wastewater line along Chisholm Trail Road along the western boundary of the property.

Drainage: The subject property is proposing to route stormwater to a detention and water quality facility at the corner of Chisholm Parkway and Chisholm Trail Road.

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.

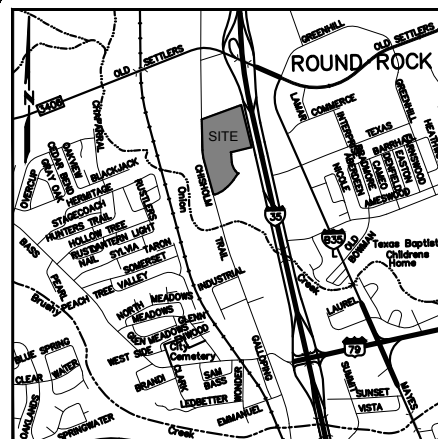


Subject Tract
30.91 ac.

Chisholm Trail Rd

NIH 35

Texas Ave



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.
WELTZ & PRETE, INC.
3000 JOE DIMAGGIO BLVD., #72
ROUND ROCK, TEXAS 78665

SUBMITTAL DATE: JULY 9, 2019

DATE OF PLANNING AND ZONING COMMISSION REVIEW: AUGUST 7, 2019

PATENT SURVEY: DAVID CURRY SURVEY, ABSTRACT 130

BENCHMARK DESCRIPTION: SQUARE CUT IN CONCRETE LIGHT STANDARD BASE
ELEVATION: 739.35'
VERTICAL DATUM: NAVD 88 (GEOID 2012A)
GRID COORDINATES:
N=10155023.87
E=3127380.32

ACREAGE: 30.914

NUMBER OF BLOCKS: 1

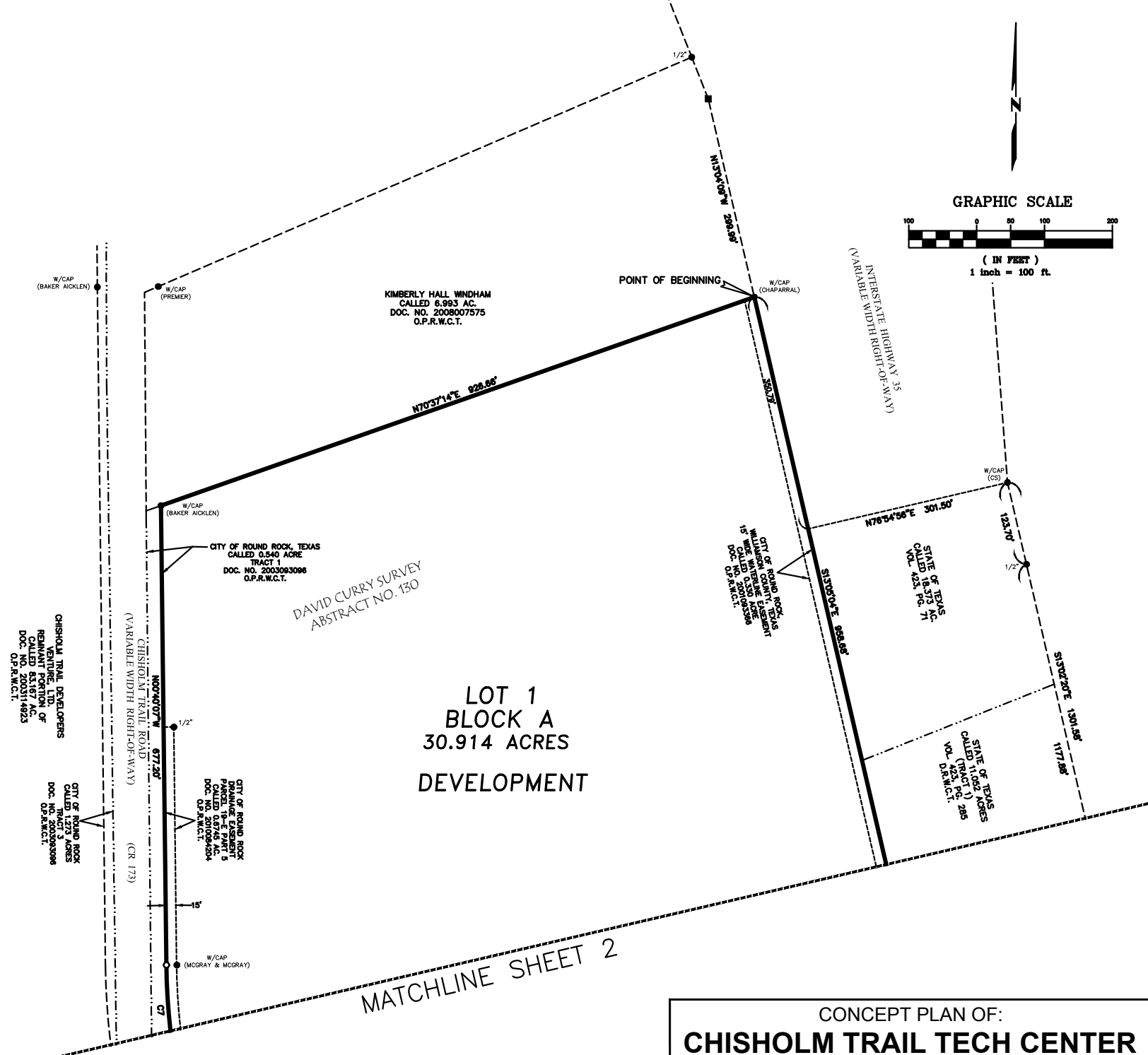
LINEAR FEET OF NEW STREETS: NONE

ACREAGE BY LOT TYPE: 30.914 DEVELOPMENT

NUMBER OF LOTS BY TYPE: 1 DEVELOPMENT



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



MATCHLINE SHEET 1

DAVID CURRY SURVEY
ABSTRACT NO. 130

LOT 1
BLOCK A
30.914 ACRES
DEVELOPMENT

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



WAELTZ & PRETE, INC.
CIVIL ENGINEERS

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FIRM TX. REG. #F-10308

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SHEET 2 OF 3

CONCEPT PLAN OF:
CHISHOLM TRAIL TECH CENTER
SECTION 2

CP1907-001

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S40°04'08"E	74.07'
L2	S35°54'25"W	91.61'
L3	S48°10'04"W	70.12'
L4	N59°55'48"W	34.95'
L5	S54°05'35"E	79.84'
L6	S54°05'35"E	60.00'
L7	S74°52'40"W	89.80'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	300.04'	49.38'	9°25'49"	S08°38'12"E	49.33'
C2	330.00'	208.57'	36°12'47"	S22°13'06"E	205.12'
C3	15.00'	24.43'	93°18'15"	S86°34'56"E	21.62'
C4	460.00'	88.13'	10°58'37"	S41°12'48"W	87.99'
C5	960.00'	202.51'	12°04'27"	S42°07'51"W	201.93'
C6	860.00'	265.03'	27°06'58"	S61°43'33"W	262.56'
C7	955.00'	238.63'	14°19'01"	N07°49'37"W	238.01'
C8	460.00'	242.55'	30°12'40"	N61°48'27"E	239.75'

PLAT NOTES:

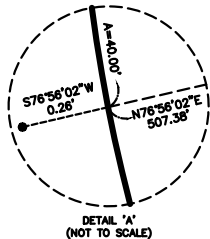
1) BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM, DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00012.

PROPERTY OWNER DEED INFORMATION

- 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.



RECORD EASEMENT INFORMATION

- E2

CITY OF ROUND ROCK,
WILLIAMSON COUNTY, TEXAS
WATER LINE EASEMENT
CALLED 0.18 AC.
DOC. NO. 2008070993
O.P.R.W.C.T.
- E3

CITY OF ROUND ROCK,
WILLIAMSON COUNTY, TEXAS
PUBLIC UTILITIES EASEMENT
CALLED 0.11 AC.
DOC. NO. 2008070992
O.P.R.W.C.T.
- E4

DECLARATION OF DRAINAGE
EASEMENTS
CALLED 0.0224 AC.
EXHIBITS C & D
DOC. NO. 2008070991
CORRECTED IN
DOC. NO. 2011042150
O.P.R.W.C.T.
- 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)
- 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.
- E10

PART OF AGREEMENT REGARDING
STORMWATER SYSTEM AND
DEDICATION OF RIGHT-OF-WAY
FOR PUBLIC IMPROVEMENTS
DOC. NO. 2003083097
O.P.R.W.C.T.
- E11

CENTERLINE OF
TEXAS POWER & LIGHT COMPANY
ELECTRIC TRANSMISSION LINE
AND/OR DISTRIBUTION LINE
EASEMENT
VOL. 233, PG. 441
& VOL. 233, PG. 446
D.R.W.C.T.
(NO WIDTH SPECIFIED)
ONCOR ELECTRIC DELIVERY
COMPANY, LLC
DOC. NO. 2003063568
DOC. NO. 2009076303
O.P.R.W.C.T.
- E12

CENTERLINE OF
TEXAS POWER & LIGHT COMPANY
ELECTRIC TRANSMISSION
DISTRIBUTION LINE AND
TELEPHONE LINE
VOL. 236, PG. 66
D.R.W.C.T.
VOL. 364, PG. 483
D.R.W.C.T.
(NO WIDTH SPECIFIED)

LEGEND

- IRON ROD FOUND
- ▲ 60D NAIL FOUND IN POST
- ✱ COTTON GIN SPINDLE FOUND
- TYPE I CONCRETE MONUMENT FOUND
- IRON ROD SET WITH CAP
MARKED "DIAMOND SURVEYING"
- ⊙ BENCHMARK
- ⊙^{PP} EXISTING POWER POLE
- ⚡^{GAS} GAS MARKER SIGN
- [E] RECORD EASEMENT INFORMATION
- (D1) PROPERTY OWNER DEED INFORMATION
- ADJOINING BOUNDARY LINES
- DEED LINES
- OU— EXISTING OVERHEAD UTILITIES
- 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



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