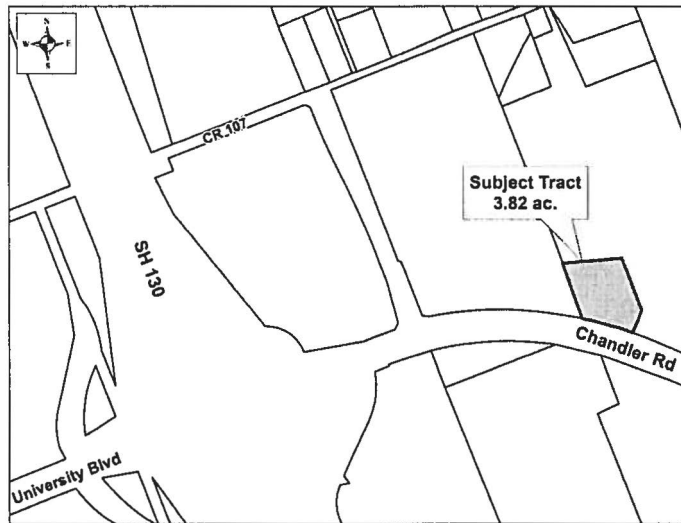


**JW Hutto Subdivision Phase 1  
PRELIM PLAT PP1911-001**



**CASE PLANNER:** JUAN ENRIQUEZ

**REQUEST:** Preliminary Plat Approval to Create 1 Development Lot

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

**DESCRIPTION:** 3.82 acres out of the George Keith Survey, Abstract No. 370

**CURRENT USE OF PROPERTY:** Vacant and Undeveloped

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

**ADJACENT LAND USE:**

North: Various Commercial & Storage Uses (ETJ)  
 South: Chandler Road Right-of-Way/Agriculture (ETJ)  
 East: Various Commercial and Storage Uses (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:	1	3.82
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
<b>TOTALS:</b>	<b>1</b>	<b>3.82</b>

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

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

**JW Hutto Subdivision Phase 1  
PRELIM PLAT PP1911-001**

**HISTORY:** The Planning and Zoning Commission approved the Concept Plan ("CP1910-001") for this tract on November 5, 2019. This tract is located within the City of Round Rock's Extraterritorial Jurisdiction (ETJ) and the City is the lead agency for platting purposes. This plat is also required to be reviewed by the Williamson County Engineer's office since it's located in the ETJ. The Williamson County Engineer has reviewed and approved this preliminary plat for floodplain and on-site sewage facility purposes. The subject tract has no platting history.

**DATE OF REVIEW:** December 4, 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 ETJ of the City and therefore has no assigned zoning district. Annexation and original zoning is not requested at this time. The preliminary 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.

Compliance with the Concept Plan: As shown, this Preliminary Plat is in compliance with the Concept Plan ("CP1910-001") approved on November 5, 2019.

Traffic, Access and Roads: The subject tract has street access to Chandler Road. A Traffic Impact Analysis for Phase 1 was waived, given the expected traffic generation for this commercial use.

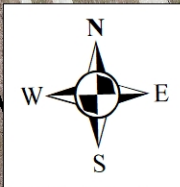
Water and Wastewater Service: The property is outside the corporate limits of the City, and neither water or wastewater service is available. Annexation is not proposed. The site will be served by the Jonah Water Special Utility District and the use of onsite septic facilities, approved by the Williamson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

**RECOMMENDED MOTION:**

Staff recommends approval as presented





CR 107

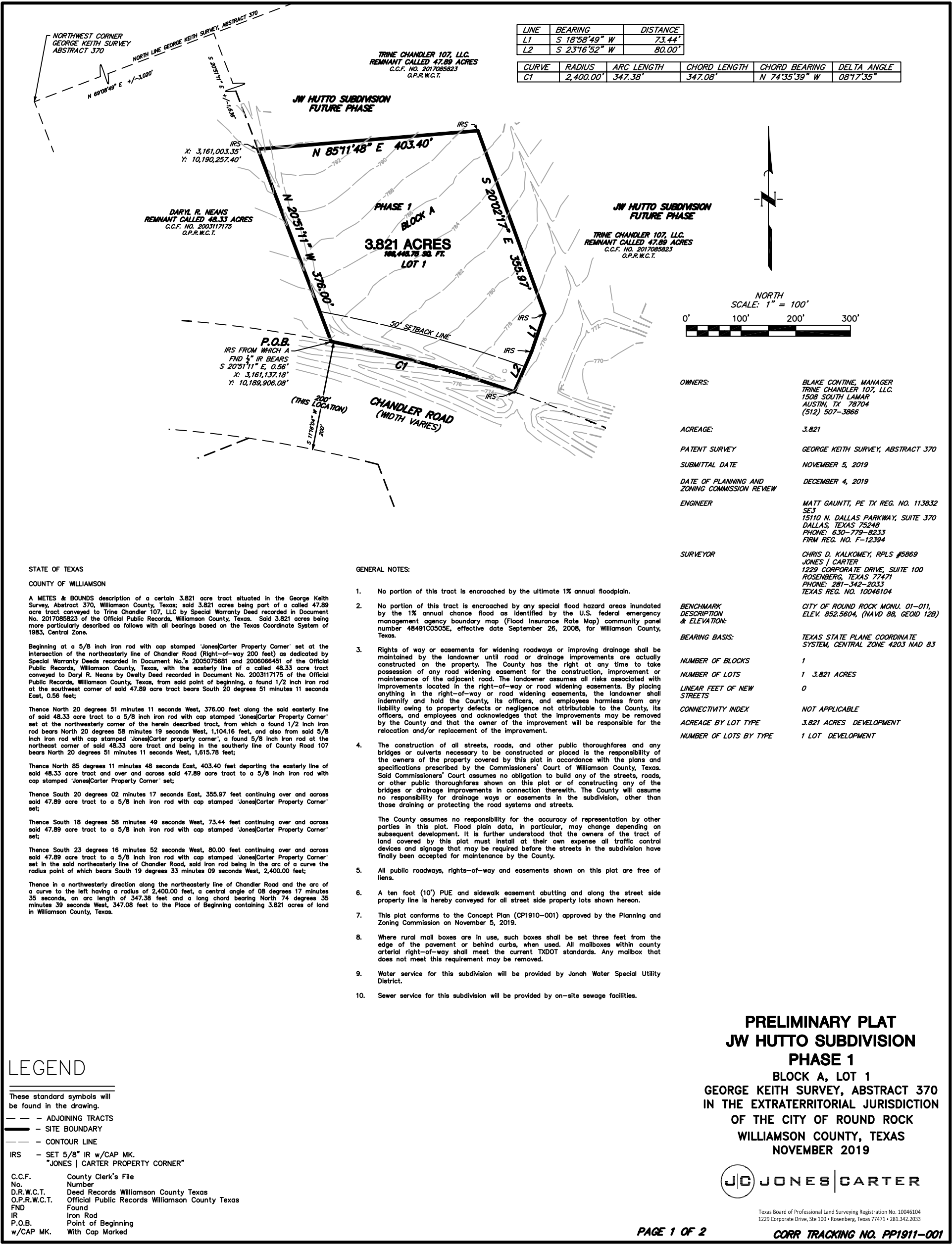
SH 130

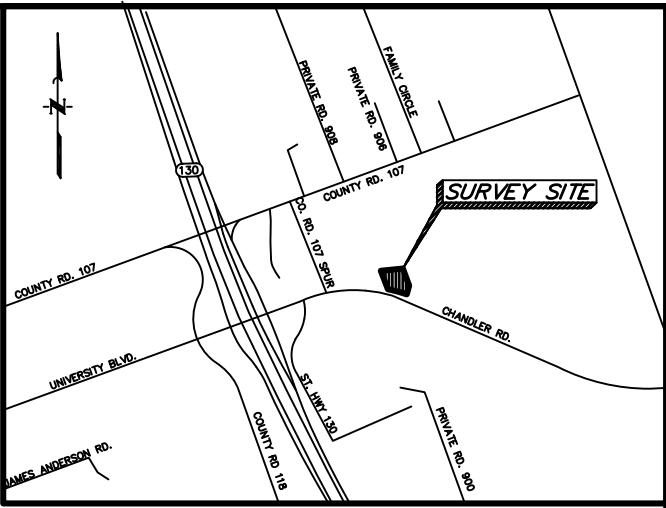
**Subject Tract  
3.82 ac.**

Chandler Rd

University Blvd







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

**PRELIMINARY PLAT**  
**JW HUTTO SUBDIVISION**  
**PHASE 1**  
BLOCK A, LOT 1  
GEORGE KEITH SURVEY, ABSTRACT 370  
IN THE EXTRATERRITORIAL JURISDICTION  
OF THE CITY OF ROUND ROCK  
WILLIAMSON COUNTY, TEXAS  
NOVEMBER 2019



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