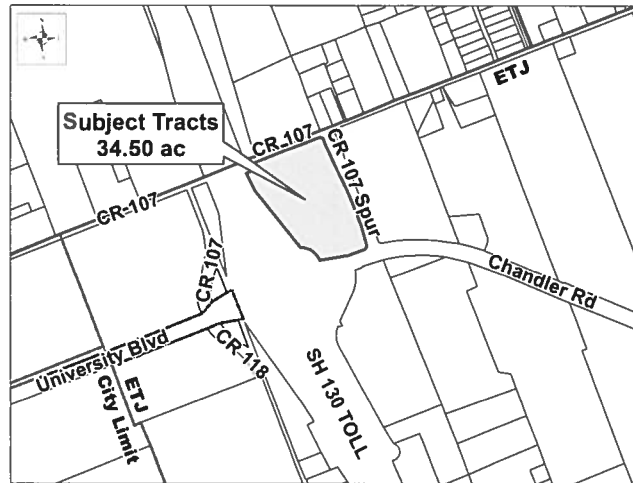


**QuikTrip No. 4178
CONCEPT PLAN CP2008-001**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Approval of a Concept Plan

ZONING AT TIME OF APPLICATION: Unzoned (ETJ)

DESCRIPTION: 34.5 acres out of the George Keith Survey, Abstract No. 370

CURRENT USE OF PROPERTY: Commercial use and undeveloped

COMPREHENSIVE PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

North: County Road 107 Right-of-Way/Single Family Residence - (Unzoned, ETJ)

South: Chandler Road Right-of-Way/Vacant Undeveloped Lot - (Unzoned, ETJ)

East: County Road 107 Spur Right-of-Way/Rural Single Family Residence - (Unzoned, ETJ)

West: State Highway 130 Right-of-Way - (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:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	1	34.5

Owner:
Amigo Realty, LLC
Tim Adams
4545 N. State Line Ave.
Texarkana, TX 75003

Agent:
QT South LLC
Robert Costello
2007 Sam Bass Rd., Ste. 100
Round Rock, TX 78681

QuikTrip No. 4178
CONCEPT PLAN CP2008-001

HISTORY: The subject tract has no platting history.

DATE OF REVIEW: September 2, 2020

LOCATION: Northeast corner of the intersection of Chandler Rd. and SH 130

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan and Zoning:

This tract is located within the extraterritorial jurisdiction (ETJ) of the city and therefore has no assigned zoning district. Annexation and original zoning are not requested at this time. The Concept Plan is driven by a desire to develop Phase 2 as a commercial use, which is consistent with the designated Commercial land use depicted on the Future Land Use Map within the Round Rock 2030 Comprehensive Plan. The Phase 1 portion of the tract is already developed with a commercial use. As the tract will remain outside city jurisdiction, however, new development or building additions on either phase will not be subject to zoning and land use regulations.

Traffic, Access and Roads:

The subject tract has access to both Chandler Road and the CR 107 spur. A Traffic Impact Analysis has been deferred to the site plan stage.

Water and Wastewater Service:

The property is outside Round Rock corporate limits, 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 proposed onsite septic facility will be reviewed and approved by the Williamson County and Cities Health District.

Drainage:

An onsite detention pond may be proposed for future site development. Williamson County will be the FEMA floodplain administrator because the property is within the ETJ. No floodplain is expected to encumber the tract. Williamson County will be a signatory to the final plat of the development.

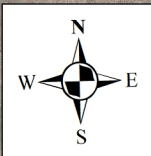
Additional Considerations:

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 the entire parent tract, a preliminary plat and final plat will be submitted for the proposed Phase 2. A site plan for Phase 2 and future development will not be required by the city, as the property is in the ETJ.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Revise the city tracking number to "CP2008-001."
2. Remove the text "QuikTrip 4178" from the inside of both lots.



**Subject Tracts
34.50 ac**

CR 107

CR 107 Spur

ETJ

CR-107

CR 107

Chandler Rd

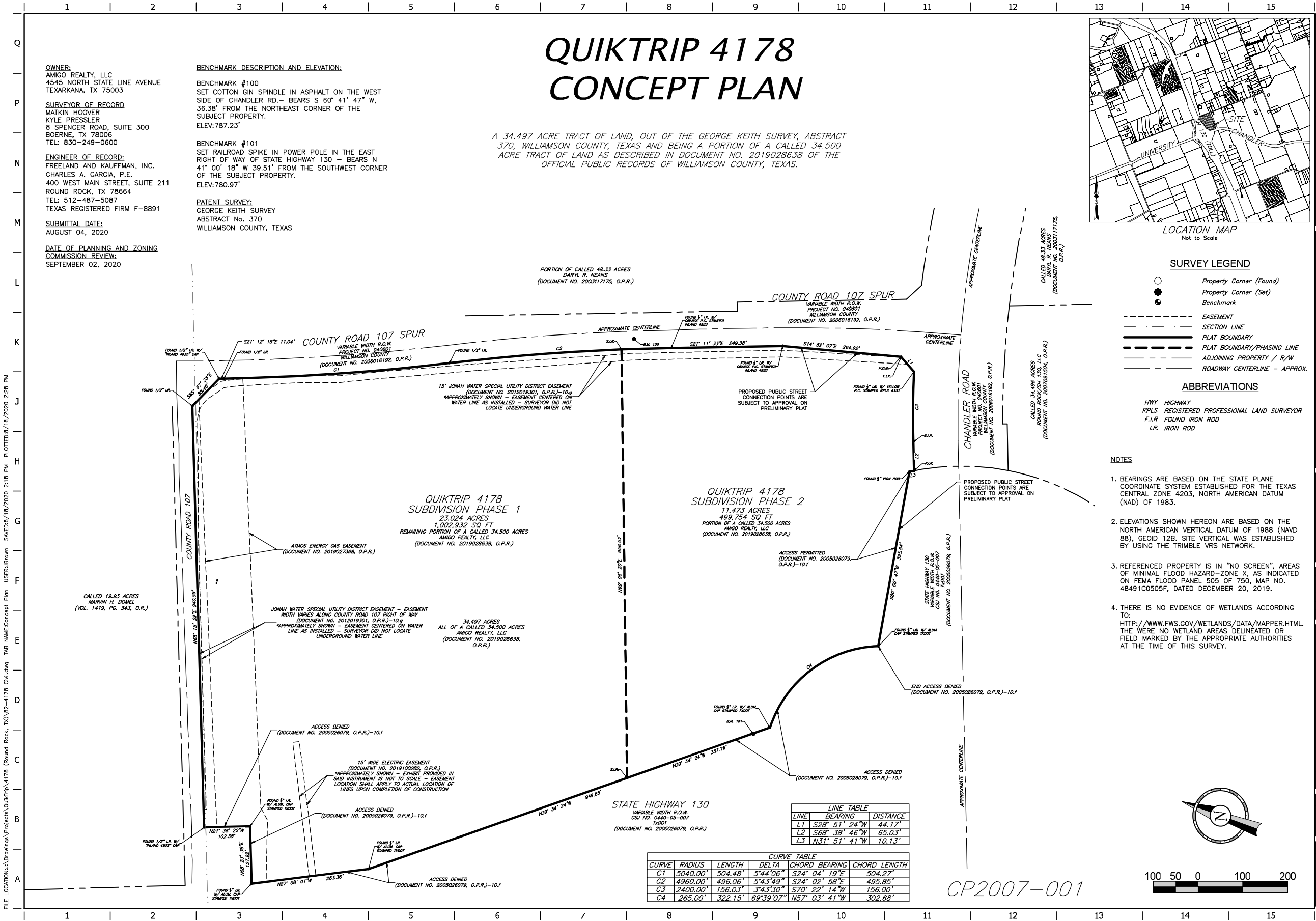
University Blvd

City Limit

CR-118

SH 130 TOLL

FILE LOCATION: \\Drawings\\Projects\\QuikTrip\\4178 (Round Rock, TX)\\52-4178 Civil.dwg USER: Brown, J. DATE: 06/16/2020 2:28 PM



QUIKTRIP 4178 CONCEPT PLAN

OWNER:
AMIGO REALTY, LLC
4545 NORTH STATE LINE AVENUE
TEXARKANA, TX 75003

SURVEYOR OF RECORD:
MATKIN HOOVER
KYLE PRESSLER
8 SPENCER ROAD, SUITE 300
BOERNE, TX 78006
TEL: 830-249-0600

ENGINEER OF RECORD:
FREELAND AND KAUFFMAN, INC.
CHARLES A. GARCIA, P.E.
400 WEST MAIN STREET, SUITE 211
ROUND ROCK, TX 78664
TEL: 512-487-5087
TEXAS REGISTERED FIRM F-8891

SUBMITTAL DATE:
AUGUST 04, 2020

BENCHMARK DESCRIPTION AND ELEVATION:

BENCHMARK #100
SET COTTON GIN SPINDLE IN ASPHALT ON THE WEST
SIDE OF CHANDLER RD.- BEARS S 60° 41' 47" W,
36.38' FROM THE NORTHEAST CORNER OF THE
SUBJECT PROPERTY.
ELEV: 787.23'

BENCHMARK #101
SET RAILROAD SPIKE IN POWER POLE IN THE EAST
RIGHT OF WAY OF STATE HIGHWAY 130 - BEARS N
41° 00' 18" W 39.51' FROM THE SOUTHWEST CORNER
OF THE SUBJECT PROPERTY.
ELEV: 780.97'

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

A 34.497 ACRE TRACT OF LAND, OUT OF THE GEORGE KEITH SURVEY, ABSTRACT
370, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 34.500
ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 2019028638 OF THE
OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



- SURVEY LEGEND**
- Property Corner (Found)
 - Property Corner (Set)
 - Benchmark
 - - - EASEMENT
 - - - SECTION LINE
 - - - PLAT BOUNDARY
 - - - PLAT BOUNDARY/PHASING LINE
 - - - ADJOINING PROPERTY / R/W
 - - - ROADWAY CENTERLINE - APPROX.
- ABBREVIATIONS**
- HWY HIGHWAY
 - RPLS REGISTERED PROFESSIONAL LAND SURVEYOR
 - F.I.R. FOUND IRON ROD
 - I.R. IRON ROD

- NOTES**
1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS CENTRAL ZONE 4203, NORTH AMERICAN DATUM (NAD) OF 1983.
 2. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), GEOID 12B. SITE VERTICAL WAS ESTABLISHED BY USING THE TRIMBLE VRS NETWORK.
 3. REFERENCED PROPERTY IS IN "NO SCREEN", AREAS OF MINIMAL FLOOD HAZARD-ZONE X, AS INDICATED ON FEMA FLOOD PANEL 505 OF 750, MAP NO. 48491C0505F, DATED DECEMBER 20, 2019.
 4. THERE IS NO EVIDENCE OF WETLANDS ACCORDING TO:
[HTTP://WWW.FWS.GOV/WETLANDS/DATA/MAPPER.HTML](http://www.fws.gov/wetlands/data/mapper.html)
THE WERE NO WETLAND AREAS DELINEATED OR FIELD MARKED BY THE APPROPRIATE AUTHORITIES AT THE TIME OF THIS SURVEY.

LINE TABLE					
LINE	BEARING	DISTANCE			
L1	S28° 51' 24" W	44.17'			
L2	S68° 38' 46" W	65.03'			
L3	N31° 51' 41" W	10.13'			

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	5040.00'	504.48'	5°44'06"	S24° 04' 19"E	504.27'
C2	4960.00'	496.06'	5°43'49"	S24° 02' 58"E	495.85'
C3	2400.00'	156.03'	3°43'30"	S70° 22' 14"W	156.00'
C4	265.00'	322.15'	69°39'07"	N57° 03' 41"W	302.68'

PROJECT NO. 4178

FREELAND AND KAUFFMAN, INC.
REGISTERED PROFESSIONAL LAND SURVEYOR
400 WEST MAIN STREET, SUITE 211
ROUND ROCK, TX 78664
TEL: 512-487-5087

QuikTrip No. 4178
CONCEPT PLAN
NEC CHANDLER RD & SH 130
ROUND ROCK, ETJ, TEXAS

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PROTOTYPE: 5-102 (05/01/20)
DIVISION:
VERSION: 001
DESIGNED BY: WDE
DRAWN BY: ELO
REVIEWED BY: WDE

REV	DATE	DESCRIPTION

SHEET TITLE:
CONCEPT PLAN

SHEET NUMBER:
1 OF 1

ORIGINAL ISSUE DATE: 06/16/2020

CP2007-001