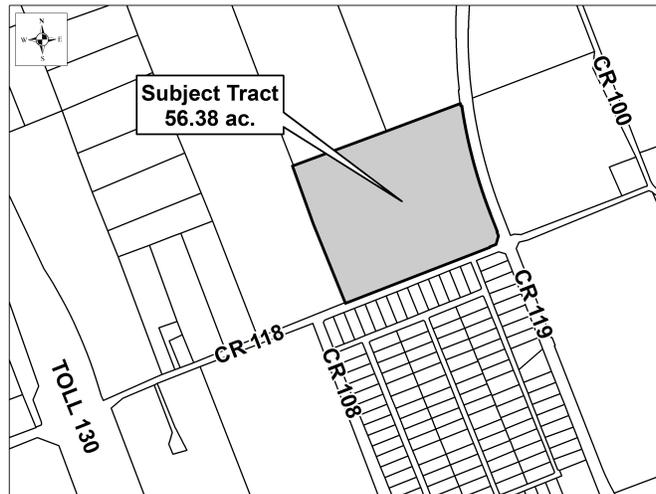


**Affordable Storage Warehouse
CONCEPT PLAN CP2103-001**



CASE PLANNER: CAITLYN REEVES

REQUEST: Approval of a Concept Plan.

ZONING AT TIME OF APPLICATION: Unzoned (ETJ)

DESCRIPTION: 56.38 acres out of the George Keith Survey, Abstract 370

CURRENT USE OF PROPERTY: Vacant and undeveloped

COMPREHENSIVE PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

- North: Rural Residential and Agricultural (ETJ)
- South: County Road 118 Right of Way
- East: County Road 119 Right of Way
- West: Rural Residential and Agricultural (ETJ)

PROPOSED LAND USE: Storage and mini warehouse

<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	56.38

Owner:
Affordable Shops & RV CR 119 INC
3110 Frankford Ave
Lubbock, TX 78407

Agent:
Centerline Engineering and Consulting LLC
Justin Cantwell
8312 Upland Ave
Lubbock, TX 79424

**Affordable Storage Warehouse
CONCEPT PLAN CP2103-001**

HISTORY: The subject tract has no platting or zoning history.

DATE OF REVIEW: April 7, 2021.

LOCATION: Generally located at the northwest corner of CR 119 and CR 118.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The subject tract is located within the extraterritorial jurisdiction (ETJ) of the city and therefore has no assigned zoning district or land use regulations. Annexation and original zoning are not requested at this time. The Future Land Use Map designates the subject tract as residential.

Traffic, Access, and Roads: This site has access to both County Road 118 and County Road 119. The estimated number of trips generated at peak hours did not meet the requirement to conduct a Traffic Impact Analysis and therefore a TIA was waived.

Water and Wastewater Service: The subject tract is outside Round Rock corporate limits, and neither water nor wastewater service is available. The site will be served by 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 facility may be proposed to account for future site development. Williamson County will be the FEMA floodplain administrator because the tract is within the ETJ. Williamson County will be a signatory to the final plat of the development.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Prior to submitting a preliminary plat, coordinate with the Williamson County Engineer's Office to discuss right of way needs and acquisition along CR 118.
2. Clarify the extents of the curve callout on CR119 and northern property boundary callout N 69 deg, 19 min. 36 sec. E.



**Subject Tract
56.38 ac.**



TRACTS A & B

County Road 118 & 119 Corner Addition,
an addition to the City of Round Rock,
Williamson County, Texas

OWNER: A-Plus Storage
OWNER ADDRESS: 3110 FRANKFORD AVE LUBBOCK, TX 79407
ACREAGE: ±58.63
PATENT SURVEY: GEORGE KEITH SURVEY, ABSTRACT SURVEY 370, WILLIAMSON COUNTY, TEXAS.
ENGINEER & SURVEYOR: CENTERLINE ENGINEERING & CONSULTING, LLC
TBPE, FIRM REGISTRATION NO. F-16173
TBPLS, FIRM REGISTRATION NO. 10194378
10210 FRANKFORD AVE, SUITE 410 LUBBOCK, TEXAS, 79424
NUMBER OF TRACTS: 2
LINEAR FEET OF NEW STREETS: 0'
SUBMITTAL DATE: March 9, 2021
DATE OF PLANNING AND ZONING COMMISSION REVIEW: April 7, 2021
BENCHMARK DESCRIPTION & ELEVATION: Found 1/2" Iron Rod Marked "SAM", Elevation 644.246'

GENERAL SURVEYOR NOTES:
1.) A second point of access, meeting all criteria of the most recently adopted Fire Code, as amended, shall be required on all plots of residential subdivisions containing greater than 29 dwelling units.
2.) Horizontal Datum: Central Texas Central State Plane Coordinates NAD 83
3.) Bearing Basis - GPS Observations
4.) This plot abuts a FEMA zone AE floodplain, and according to the WCAD map shows to be within this plot.
5.) FEMA FIRM map #: 48491C0505F
Zone: AE
Effective Date: 12/20/2019

OWNER OF RECORD:
KERMIT HARVEL
C.C.F.N.: 2003077078
58.43 ACRES

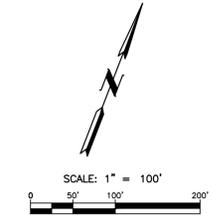
OWNER OF RECORD:
WMSN BROWN HOLDINGS LP &
WMSN BROWN MGT TRUST & TRSTS
BALESH & SHUBHRA SHARMA
C.C.F.N.: 2007096997
36.7212 ACRES

OWNER OF RECORD:
AFFORDABLE SHOPS
C.C.F.N.: 2018088736
Total ±58.63 ACRES

OWNER OF RECORD:
AFFORDABLE SHOPS & RV CR 119 INC
CCFN: 2018088736
45.9878 ACRES

OWNER OF RECORD:
R&R MA PARTNERSHIP
O.P.R.: VOL. 1057 PAGE 605
48.969 ACRES

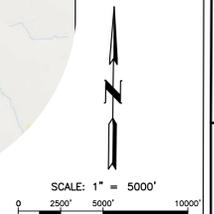
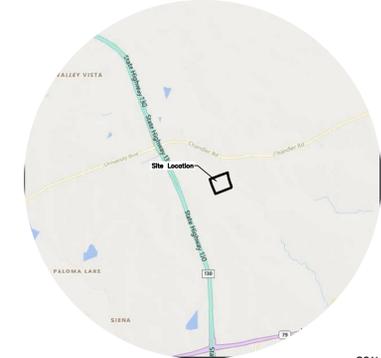
Concept Plan



LEGEND

- - Set 5/8" Iron Rod with Cap - "CEC 10194378"
- - Found 1/2" Iron Rod - As Described
- ⊙ - Found 5/8" Iron Rod - As Described
- - Property Line
- - - - Lot Line
- - - - FEMA Flood Plain
- - - - Right of Way
- CCFN - County Clerk File Number
- OPR - Official Public Records

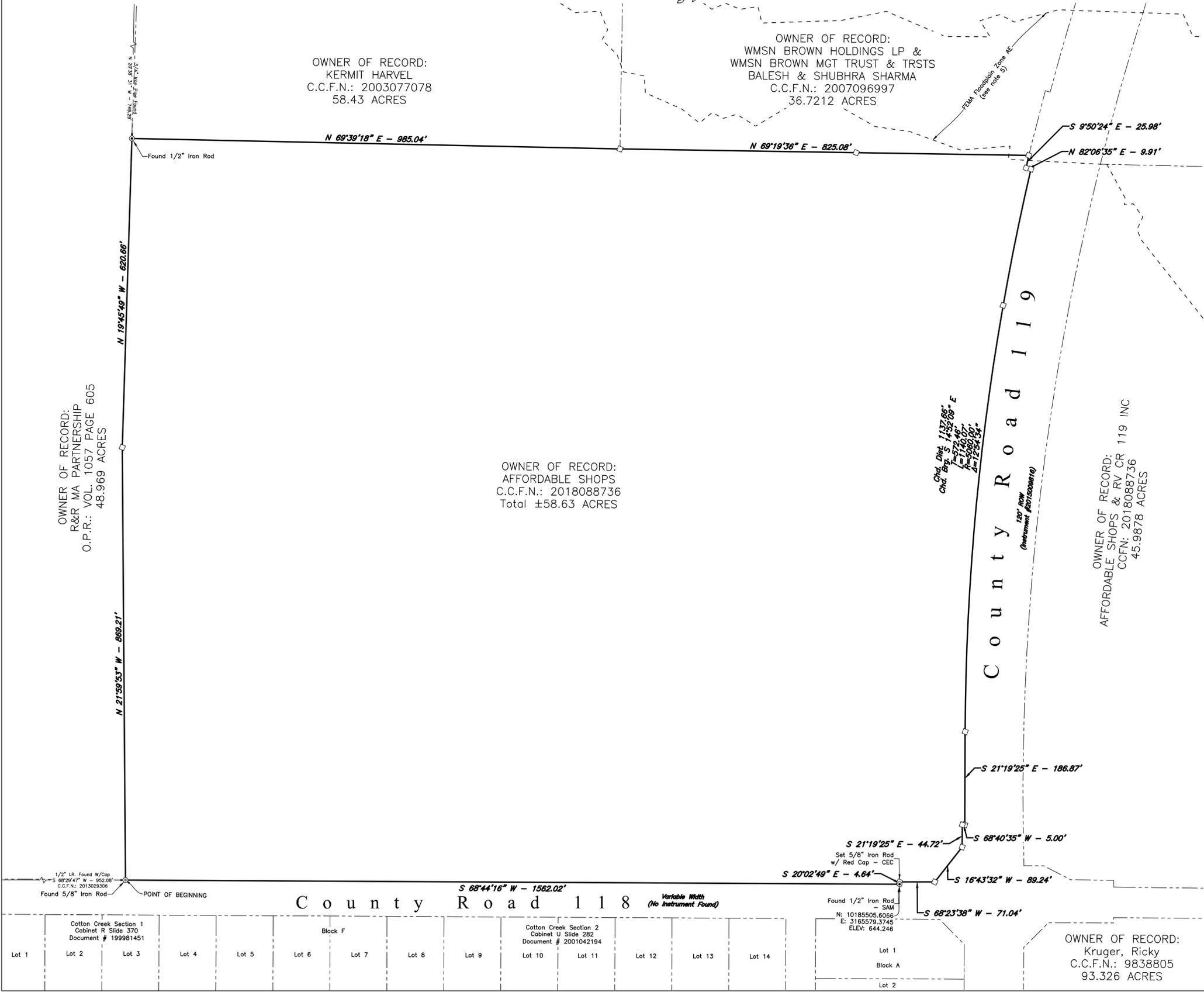
VICINITY MAP



Concept Plan Plat

Tracts A & B
County Road 118 & 119 Corner
Addition 58.63 acres
Round Rock, Williamson County, Texas
City of Round Rock Tracking #: CP2103-001

CENTERLINE ENGINEERING & CONSULTING, L.L.C.
8712 Upland Ave. Lubbock, Texas, 79424
(806) 441-7163
TBPE Reg. No. F-16173
TBPLS Reg. No. 10194378



Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8	Lot 9	Lot 10	Lot 11	Lot 12	Lot 13	Lot 14
Cotton Creek Section 1 Cabinet R Slide 370 Document # 199981451			Block F			Cotton Creek Section 2 Cabinet U Slide 282 Document # 2001042194							