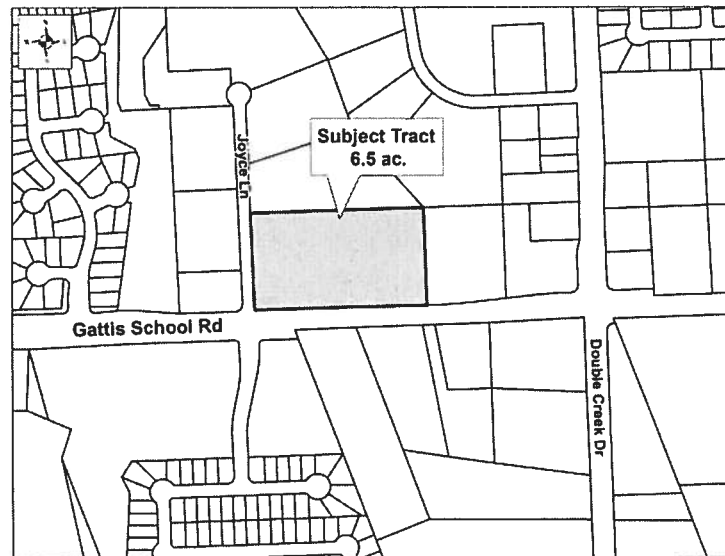


Townhomes at Gattis **CONCEPT PLAN CP1812-002**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Approval of a Concept Plan

ZONING AT TIME OF APPLICATION: SF-2 (Single-Family Standard Lot)

DESCRIPTION: 6.5 acres out of the P.A. Holder Survey, Abstract No. 297

CURRENT USE OF PROPERTY: Single-Family Residence

GENERAL PLAN LAND USE DESIGNATION: The Future Land Use Map designates the subject tract for residential purposes. The subject tract is currently zoned SF-2 (Single-Family Standard Lot).

ADJACENT LAND USE:

North: Single-Family Residence - Zoned SF-2 (Single-Family Standard Lot)
 South: Gattis School Road Right-of-Way/Elementary School - Zoned Planned Unit Development (PUD No. 56)
 East: Commercial Center - Zoned C-1 (General Commercial)
 West: Single-Family Residence/Joyce Lane Right-of-Way - Zoned SF-2 (Single-Family Standard Lot)

PROPOSED LAND USE:

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	0	6.5
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0

TOTALS: 0 6.5

Owner:
 Kirby Edward B & Debra T Trustees EDK
 Trust et al
 461 Eisenhower Rd.
 Denison, TX 75020

Agent:
 Civil & Environmental Consultants, Inc.
 Jennifer Garcia, PE
 3711 S. MoPac Expy., Bldg. 1, Ste. 550
 Austin, TX 78746

Townhomes at Gattis
CONCEPT PLAN CP1812-002

HISTORY: This property consists of two tracts, Lots 11 & 12, MDE subdivision. However, the MDE subdivision is an unrecorded subdivision, meaning it was never legally platted. Therefore, the Applicant is requesting approval of this Concept Plan application. A Preliminary and Final Plat application will follow.

DATE OF REVIEW: January 9, 2019

LOCATION: Northeast corner of Joyce Lane and Gattis School Road

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates the subject tract for residential purposes. The subject tract is currently zoned SF-2 (Single-Family Standard Lot). However, a rezoning application to MF-1 (Multifamily – Low Density) is anticipated to be submitted to the City in the near future to accommodate the development of townhomes. The MF-1 zoning district allows land uses such as apartments, townhouses (individual lot or common lot), places of worship and neighborhood parks by right. MF-1 zoning requires masonry exterior finish with natural stone, simulated stone, brick, stucco, or fiber cement-based siding, glass, or architecturally finished steel or metal, except for doors, windows, accents, and trim. Buildings must include details to provide visual relief, including features such as varying window types, arched entryways, balconies, accent walls, decorative tile, and variation of roof lines.

Traffic, Access and Roads: The Concept Plan shows two proposed points of access. One point of access is along Gattis School Road and the other is along Joyce Lane. The driveway access points will be finalized during the site development plan review stage. Trip generation numbers will be required at the site development plan stage to determine if a TIA will be required.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The property will connect to existing water lines along Joyce Lane and Gattis School Road. Wastewater will be connected via a manhole across Gattis School Road right-of-way.

Drainage: A drainage easement will be dedicated to the City of Round Rock near the northeast part of the tract to contain all on-site drainage. Staff will review a flood study, which is required for this tract, prior to submittal of a preliminary plat.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Include the following plat note "A second point of access, meeting all criteria of the most recently adopted Fire Code, as amended, shall be required on all plats of residential subdivisions containing greater than 29 dwelling units."
2. Remove plat notes numbers 4 and 5.
3. Provide a survey tie across rights-of-way with bearings and distance calls.
4. Remove curb linework from schematic.
5. Remove general notes 1 and 2 regarding field work completion and survey work in absence of title work, respectively.
6. Provide only known floodplain limits. Remove depiction of proposed 100-yr limits if not based on an approved flood study.
7. Provide easement depiction for 15" wastewater line adjacent to the northeast property corner. If an easement is also proposed to tie in to a main on private property to the southwest, provide a depiction of that easement as well.

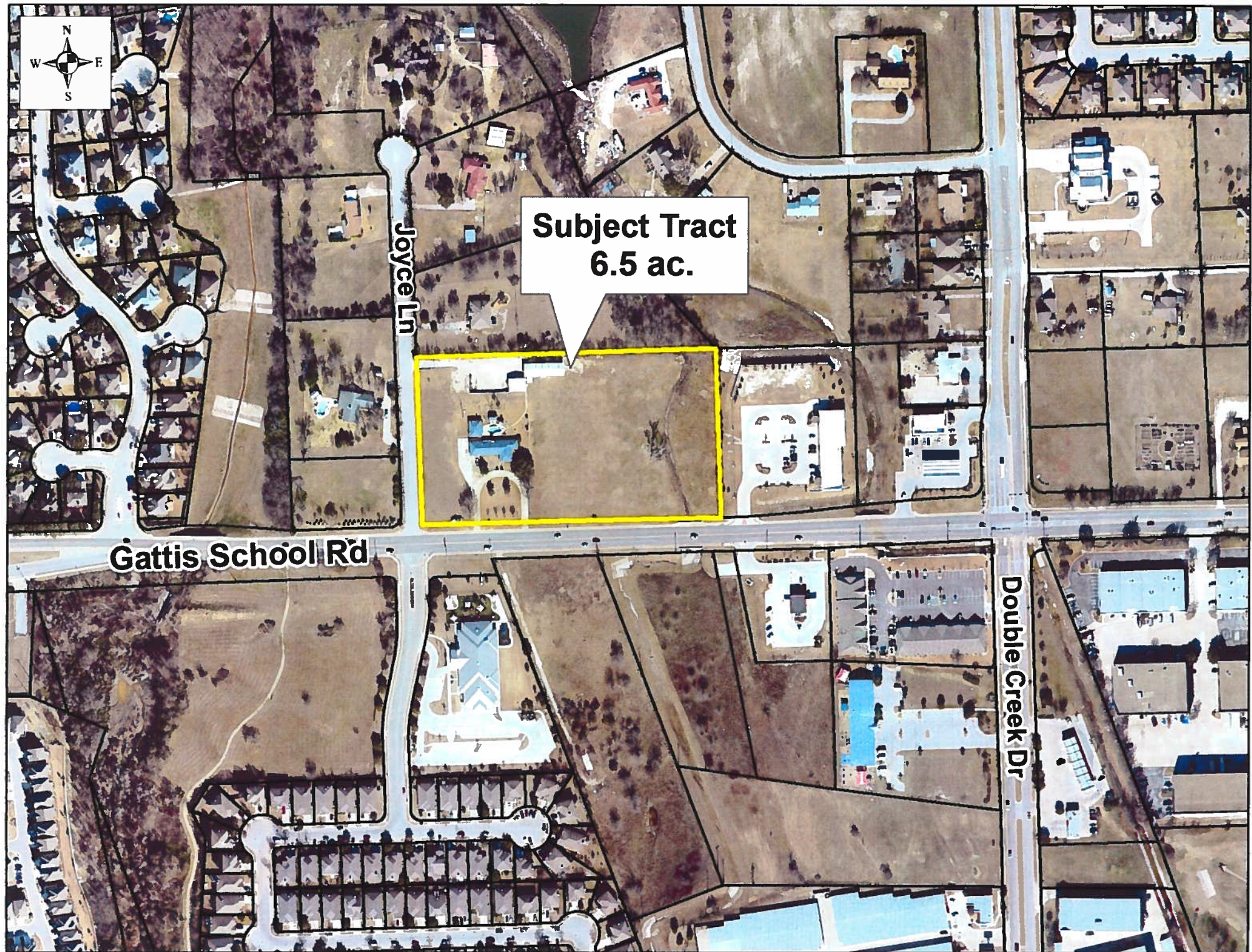


**Subject Tract
6.5 ac.**

Joyce Ln

Gattis School Rd

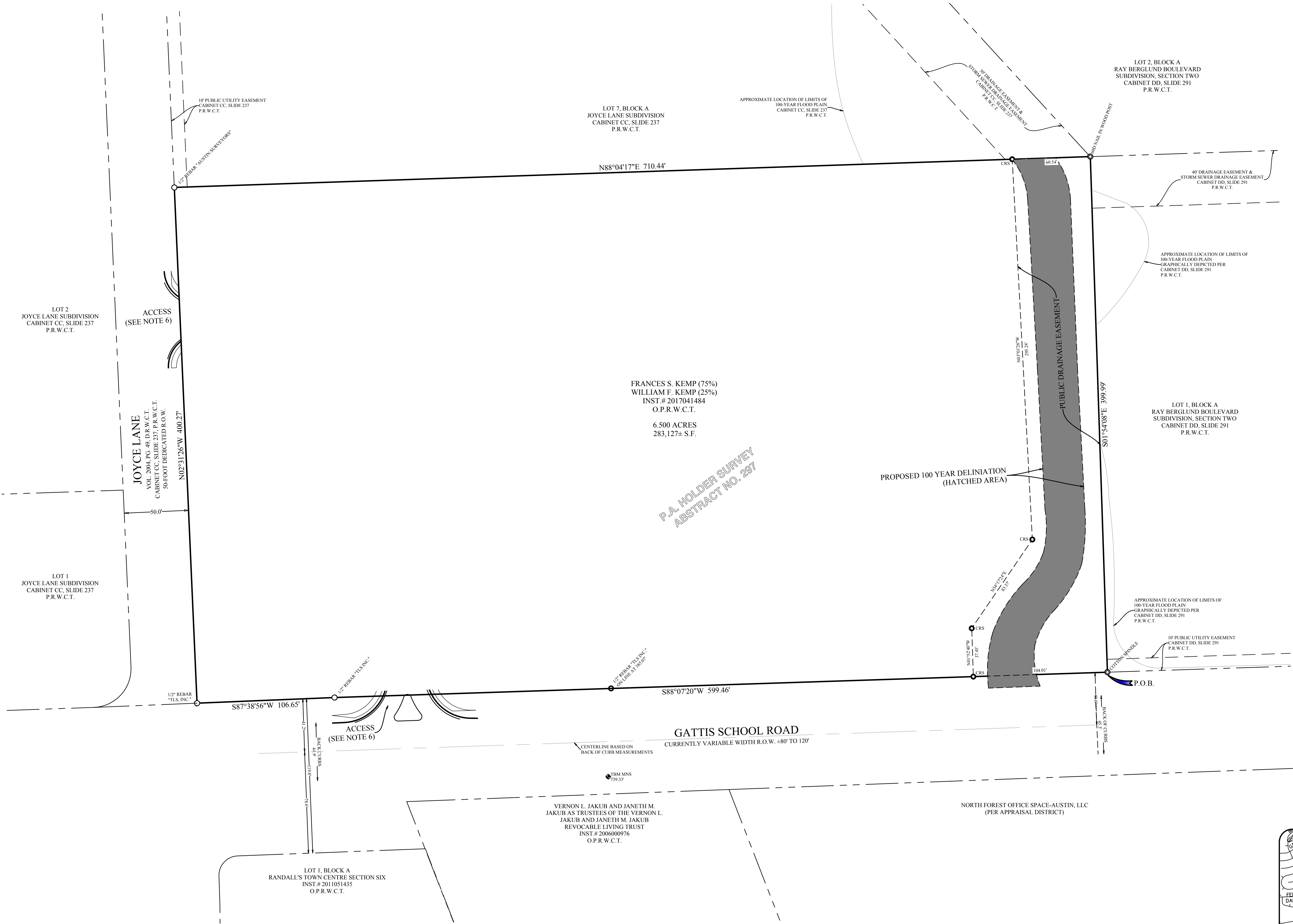
Double Creek Dr



MONUMENTS / DATUMS / BEARING BASIS
Monuments are found if not marked MNS or CRS.
CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
TBM ⬤ Site benchmark (see vicinity map for general location)
○ Vertex or common point (not a monument)
Coordinate values, if shown, are US.SyFt./TxCS/'83,CZ
Elevations, if shown, are NAVD'88
Bearings are based on grid north (TxCS/'83,CZ)

LEGEND OF ABBREVIATIONS
US.SyFt. United States Survey Feet
TxCS/'83,CZ Texas Coordinate System of 1983, Central Zone
NAVD'88 North American Vertical Datum of 1988
P.R.W.C.T. Plat Records of Williamson County, Texas
O.P.R.W.C.T. Official Public Records of Williamson County, Texas
D.R.W.C.T. Deed Records of Williamson County, Texas
VOL./PG./INST.# Volume/Page/Instrument Number
POB/POC Point of Beginning/Point of Commencing
ESMT/BL Easement/Building Line

LEGEND OF LINE TYPES
— Subject tract boundary
- - - Adjoining tract boundary
- - - Easement/Flood Plain



GENERAL NOTES:

- Fieldwork was completed on October 4, 2018.
- This survey was performed with the benefit of a title commitment provided by Stewart Title Guaranty Company, File No. 180073708, effective August 10, 2018, and issued August 20, 2018. Complete copies of the record description of the property, any record easements benefiting the property, the record easements or servitudes and covenants affecting the property ("Record Documents"), documents of record referred to in the Record Documents, and any other documents containing desired appropriate information affecting the property being surveyed and to which the survey shall make reference were not provided to this surveyor for notation on the survey except for those items listed within Schedule B of said commitment. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.
- No obstructions, including but not limited to fencing or storage, shall be permitted in any drainage easements shown herein.
- A ten foot (10') PUE and sidewalk easement abutting and along the

street side property line is hereby conveyed for all street side property lots shown herein.

- Sidewalks shall be constructed in accordance with Chapter 36, Subdivisions Code of Ordinances, City of Round Rock, Texas, 2010 Edition, as amended, and with the Design and Construction Standards.
- Proposed public street connection points are subject to approval on the preliminary plat.

Owners: Frances S. Kemp (75%), William F. Kemp (25%)

Surveyor: Jewel Chadd, RPLS of JPH Land Surveying, Inc.

Submission Date: December 11, 2018

Date of Planning and Zoning Commission Review: January 9, 2019

Benchmark Description, Elevation with Vertical Datum & Geoid:

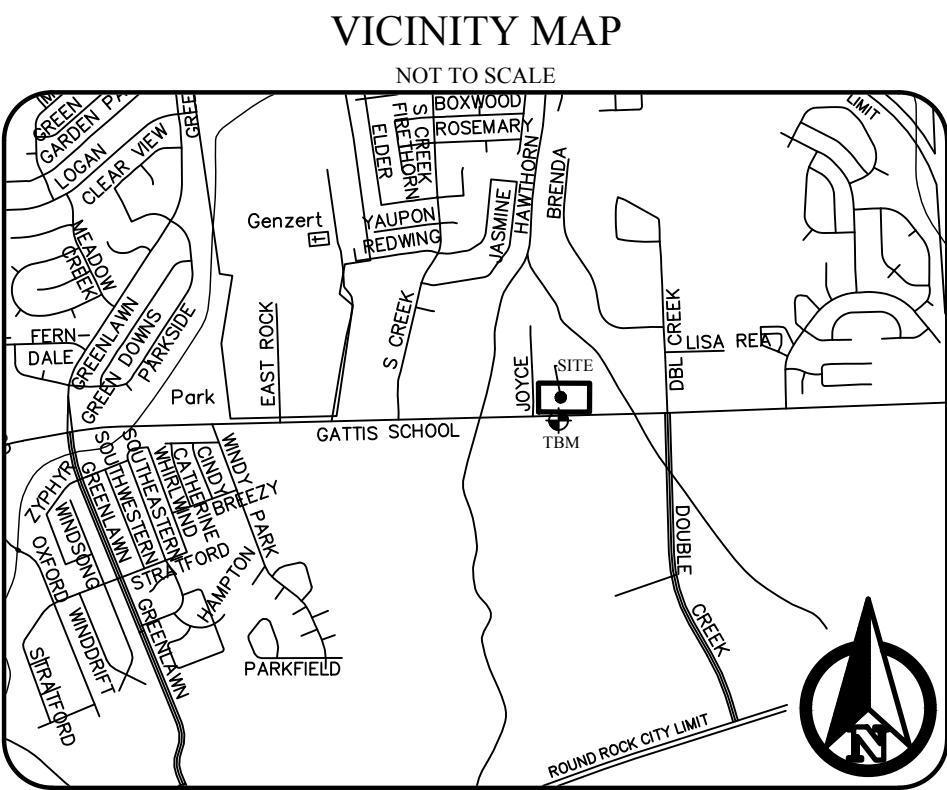
The site benchmark is a mag nail with a washer stamped "JPH LAND SURVEYING" set at the concrete sidewalk located 342 feet southeasterly from the intersection of Joyce Lane and Gattis School Road. Benchmark Elevation = 739.33' (NAVD'88). See vicinity map for general location.

City of Round Rock GPS Monument (01-001):

Elevation = 857.55 (Geoid 99)(NAVD'88)

Patent Survey: P.A. Holder Survey, Abstract No. 297

Engineer: KBGE, a Civil & Environmental Consultants, Inc. (TxPE Board Firm Number: 12802)



**CONCEPT PLAN
TOWNHOMES AT GATTIS
6.500 ACRES**

SITUATED IN THE
**P. A. HOLDER SURVEY
ABSTRACT NO. 297**

CITY OF ROUND ROCK
WILLIAMSON COUNTY, TEXAS