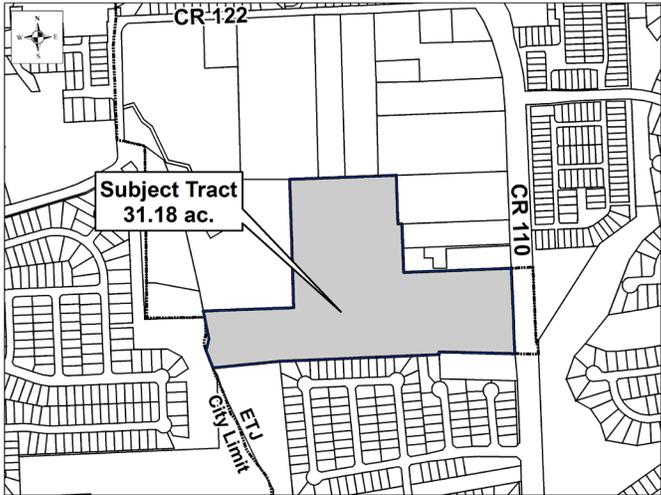


**Oasis at Round Rock  
PRELIM PLAT PP2205-002**



**CASE PLANNER:** Matthew Johnson

**REQUEST:** Preliminary Plat approval to create a single lot for attached and detached residential units.

**ZONING AT TIME OF APPLICATION:** PUD 138

**DESCRIPTION:** 31.18 acres out of the Robert McNutt Survey, Abstract No. 422

**CURRENT USE OF PROPERTY:** Undeveloped

**COMPREHENSIVE PLAN LAND USE DESIGNATION:** Residential

**ADJACENT LAND USE:**

- North: ETJ: Rural Residential
- South: Residential/ Siena MUD
- East: CR 110; Rural Residential
- West: Residential/ Madsen Ranch

**PROPOSED LAND USE:** Single lot attached and detached townhome

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	1	31.18
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
<b>TOTALS:</b>	<b>1</b>	<b>31.18</b>

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<p><b>Owner:</b> Linda G &amp; John Reed 8050 CR110 Round Rock, TX 78665</p>	<p><b>Applicant:</b> Kimley-Horn Gabriel Bermudez Monroig, P.E. 10814 Jollyville Rd Avallon IV, Ste 200 Austin, TX 78759</p>	<p><b>Developer:</b> Urban Genesis Gahl Shalev 202 Avondale St Houston, TX 77006</p>
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**Oasis at Round Rock  
PRELIM PLAT PP2205-002**

**HISTORY:** The Oasis Planned Unit Development (PUD) No. 138 was approved by the City Council on April 28, 2022. This PUD allows for single family attached and detached units, all under common lot ownership. Additionally, the PUD incorporates neighborhood amenities and a leasing center. The subject tract is currently unplatted.

**DATE OF REVIEW:** August 3, 2022

**LOCATION:** Generally located west of CR 110 and south of CR 122.

**STAFF REVIEW AND ANALYSIS:**

Comprehensive Plan and Zoning: The Future Land Use Map designation of this area (Residential) is supported by PUD No. 138 which contains a mixture of attached and detached residential units. The units will be configured in a condominium regime and will not be platted as fee simple lots. The preliminary plat is driven by a desire to produce a final plat, which will follow this item for consideration.

Compliance with the Concept Plan: As shown, this Preliminary Plat is in compliance with the approved Concept Plan contained within PUD No. 138.

Traffic, Access and Roads: The subject tract has existing access points from CR 110. Driveway locations shall be determined at time of site permitting. There are no internal streets proposed, whereas private drives will serve the entire development. A TIA is not required for this development; however, roadway impact fees shall be collected at time of building permitting.

Water and Wastewater Service: Water and wastewater will be provided by the City of Round Rock. An existing 12" water line and a 42" wastewater line will serve this development by providing offsite easements in the southwest corner of the subject tract. Additionally, a secondary connection is proposed with a 16" waterline that runs parallel to Red Bud Lane along the future extension of Old Settlers Blvd.

Drainage: A flood study (FLOOD2202-0001) has been approved by the City. The applicant intends to provide onsite detention. Staff will review a more detailed drainage plan during site permitting.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Revise line types in legend to provide greater clarity.
2. Change Planning and Zoning Commission date to August 3, 2022.



**CR 122**

**Subject Tract  
31.18 ac.**

**CR 110**

**City Limit**

