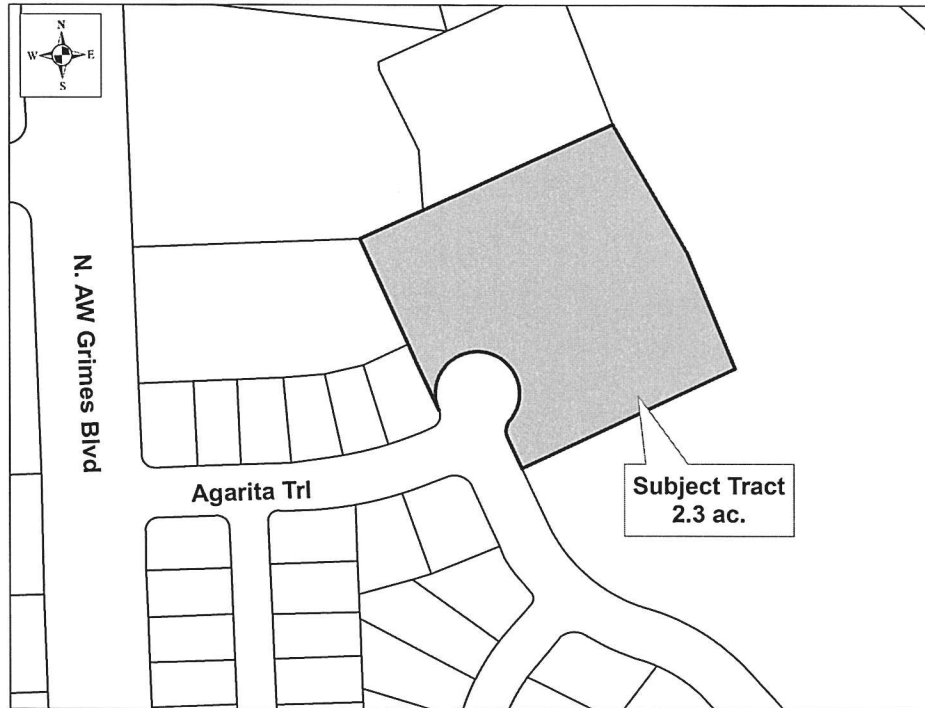


**Chandler Creek HOA Pool House (Minor Plat)**  
**FINAL PLAT    FP1601-002**



**CASE PLANNER:** David Fowler

**REQUEST:** Approval of Minor Final Plat

**ZONING AT TIME OF APPLICATION:** ETJ

**DESCRIPTION:** 2.30 acres out of the P.A. Holder Survey

Abstract No. 297

**CURRENT USE OF PROPERTY:** Community Facility

**GENERAL PLAN LAND USE DESIGNATION:** Open Space

**ADJACENT LAND USE:**

North: Park  
 South: Park  
 East: Park  
 West: Residential

**PROPOSED LAND USE:** Expansion of Pool House

| <u>PROPOSED LOTS BY TYPE:</u> | <u>NUMBER OF LOTS</u> | <u>ACREAGE</u> |
|-------------------------------|-----------------------|----------------|
| Residential - Single Unit:    | 0                     | 0.00           |
| Residential - Multi Unit:     | 0                     | 0.00           |
| Office:                       | 0                     | 0.00           |
| Commercial:                   | 0                     | 0.00           |
| Industrial:                   | 0                     | 0.00           |
| Open/Common Space:            | 1                     | 2.30           |
| ROW:                          | 0                     | 0.00           |
| Parkland:                     | 0                     | 0.00           |
| Other:                        | 0                     | 0.00           |
| <b>TOTALS:</b>                | <b>1</b>              | <b>2.30</b>    |

**Owner:**  
 Chandler Creek Inc Homeowner Association  
 Woody Whitten  
 2112 Agarita Trail  
 Round Rock, TX 78664

**Applicant**  
 RHAD Enterprises Inc.  
 Ryan Hansanuwat  
 707 Melton Cove  
 Leander, TX 78641

**Agent**  
 Hagood Engineering Associates, Inc.  
 Jen Henderson  
 One Chisholm Trail, Suite 5200  
 Round Rock, TX 78681

**Chandler Creek HOA Pool House (Minor Plat)**  
**FINAL PLAT      FP1601-002**

**HISTORY:** None

**DATE OF REVIEW:** May 4, 2016

**LOCATION:** Agarita Trail, east of N. A.W. Grimes Blvd.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: This parcel is located in the city's ETJ in the Meadows of Chandler Creek MUD, located along A.W. Grimes Blvd. between US 79 and Old Settlers Blvd. Because the parcel is in the ETJ, it is not zoned. The MUD land use map shows the parcel as pool/park. The Future Land Use map designation for the parcel is open space. The proposed use for the parcel is expansion of the existing pool house.

Compliance with the Concept Plan/Preliminary Plat: There is no preliminary plat governing the parcel. The existing pool house has been part of the Meadows of Chandler Creek MUD master plan.

Traffic, Access and Roads: The parcel is located at the bend in Agarita Trail in the Meadows of Chandler Creek subdivision. Agarita Trail connects to the city's road network via A.W. Grimes Boulevard.

Water and Wastewater Service: The Meadows of Chandler Creek MUD is served by City of Round Rock for both water and wastewater, both of which are in place at this site.

Drainage: Drainage will sheet flow to Chandler Creek. The site has direct conveyance to the creek, which has capacity to accommodate the flow from the proposed 2,366 square foot building addition.

Additional Considerations: This plat has been submitted due to the need to obtain a building permit for the planned 2,366 square foot addition to the pool house, as the city has building permit authority within the MUD. This plat is a minor final due to the fact that there are two or fewer lots, a traffic impact analysis is not required, and no offsite public improvements are needed.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Change the scale of the plat area to 50:1 for clarity purposes.
2. Update Engineer's address on plat.
3. Remove the blow up detail for the drainage easement and sidewalk detail. Provide the line numbers and details on the enlarged plat.
4. Remove "from flood study" verbiage from the ultimate 100 yr. floodplain in the legend.
5. Change the Planning and Zoning Commission date to May 4, 2016.
6. Add the language for dedications per plat for the drainage and storm sewer easements in the plat notes.
7. Obtain approval signatures of Williamson County Floodplain Administrator and Williamson County Engineer prior to recordation.



**N. AW Grimes Blvd**

**Agarita Trl**

**Subject Tract  
2.3 ac.**

