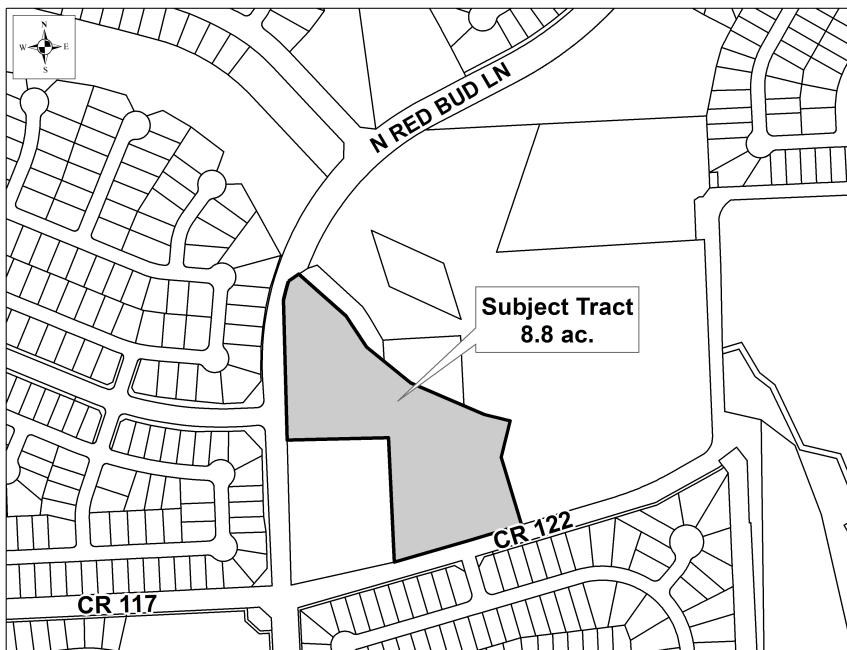


**Chester Ranch PUD
ZONING ZON2003-001**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of recommendation for PUD (Planned Unit Development) zoning district to allow a common lot single family development

ZONING AT TIME OF APPLICATION: C-2 (Local Commercial), OF-1 (General Office) and un-zoned

DESCRIPTION: 8.8 acres out of the Robert McNutt Survey, Abstract No. 422

CURRENT USE OF PROPERTY: large lot single family

GENERAL PLAN LAND USE DESIGNATION: residential

ADJACENT LAND USE:

North: McNutt Creek, open space

South: local commercial and single family (across CR 112)

East: large lot single family

West: local commercial and single family (across Red Bud Lane)

PROPOSED LAND USE: single family common lot

TOTAL ACREAGE: 8.8

Owner:

Madson Joyce Trustee of The Madsen Family
Revocable Trust
1501 N County Road 122
Round Rock, TX 78665

Agent:

Bleyl Engineering
Steve Ihnen
125007 Technology Blvd., Ste. 150
Austin, TX 78727

**Chester Ranch PUD
ZONING ZON2003-001**

HISTORY: The property is part of a larger tract that was annexed into the City in 2006. A portion of the property was zoned in 2007 to C-2 (Local Commercial) and OF-1 (General Office).

DATE OF REVIEW: April 1, 2020

LOCATION: North east of the intersection of CR 117 and Red Bud Ln.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designates the site for residential. Of the 8.8 acre site, approximately 3.31 acres are zoned for C-2 (Local Commercial), 3.63 acres are zoned for OF-1 (General Office) and approximately 1.86 acres are un-zoned.

Traffic, Access and Roads: The site has access to both County Road 122 and N. Redbud Lane. A TIA (Traffic Impact Assessment) has been approved by the City. The project will be required to contribute a pro rata share of funding toward a future traffic signal at the intersection of N. Redbud Lane and County Road 122 / County Road 117 and for intersection improvements at N. Redbud Lane and Old Settlers Blvd. (US 79).

Proposed PUD: The property will be developed with a maximum of 65 single family detached units on a common lot, with each dwelling unit having a private external entrance, private parking, and a private yard area. All dwellings will be established as condominium units.

The PUD specifies garage door upgrades, perimeter fencing, building setbacks and landscaping. A total of four parking spaces per unit are required, with two garage enclosed parking spaces and two parking spaces located in front of the garage. In addition, guest parking will be provided at a rate of one space for every five units. A four-foot wide sidewalk will be located on one side of the drive aisle.

Additional Considerations: The surrounding property to the north is in the process of being rezoned to OS (Open Space) along McNutt Creek and SF-3 (Single Family – Mixed Lot) to the north of the creek.

RECOMMENDED MOTION:

Staff recommends approval of the PUD zoning to allow for a single family common lot development.



N RED BUD LN

**Subject Tract
8.8 ac.**

CR 117

CR 122

II. DEVELOPMENT STANDARDS

1. DEFINITIONS

Words and terms used herein shall have their usual force and meaning, or as defined in the City of Round Rock Code of Ordinances, as amended, hereinafter referred to as "the Code."

2. PROPERTY

This Plan covers approximately 8.80 acres of land, located within the City of Round Rock, Texas, and more particularly described in **Exhibit "A"**.

3. PURPOSE

The purpose of this Plan is to ensure a PUD that: 1) is equal to, superior than and/or more consistent than that which would occur under the standard ordinance requirements, 2) is in harmony with the General Plan, as amended, 3) does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and welfare, 4) is adequately provisioned by essential public facilities and services, and 5) will be developed and maintained so as not to dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use.

4. APPLICABILITY OF CITY ORDINANCES

4.1. Zoning Ordinance

All aspects not specifically covered by this Plan shall be regulated by the **TH (Townhouse)**, as amended. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.

4.2. Other Ordinances

All other Ordinances within the Code, as applicable and as amended, shall apply to the Property, except as clearly modified by this Plan. In the event of a conflict, the terms of this Plan shall control.

5. PROJECT OVERVIEW

5.1. Purpose of Plan

The purpose of the Plan is to provide a single family residential development.

5.2. Land Use

- (1) The residential housing type shall be single family detached units on a common lot, with each dwelling unit having a private external entrance, private parking, and a private yard area.
- (2) All dwelling units shall be established as condominium units, pursuant to the Texas Uniform Condominium Act, Section 82.001 et. seq., Texas Property Code.
- (3) A maximum of 65 units shall be allowed.

6. DEVELOPMENT STANDARDS

6.1. Private Drive Aisles

- (1) The private drive aisles shall be in accordance with **Exhibit “B”**.

6.2. Visitor Parking

- (1) A minimum of one (1) visitor parking space for every five (5) units shall be provided, as 90-degree spaces adjacent to the drive aisles and in accordance with City Transportation DACS (Design and Construction Standards).

6.3. Garage Door Treatment

- (1) An upgraded garage door, defined as a metal door with the addition of window panels, a faux wood garage door with decorative hardware, or a wood clad garage door, shall be required.
- (2) Upgraded garage doors shall not be required for swing in, side entry garages.

6.4. Yard Fencing

- (1) No fences permitted between the front of the house and the drive aisle.
- (2) All fences shall provide a finished face to abutting drive aisles.
- (3) Fences shall not conflict with sight visibility triangles at drive aisle intersections or obstruct views from adjacent driveways.
- (4) Fence posts for all new fences shall be constructed of rust-resistant metal parts, concrete based masonry, or concrete pillars of sound structural integrity.
- (5) Fence posts and fence panels for non-wood fences shall be capped.
- (6) Maximum fence height: six (6) feet.

6.5. Perimeter Fencing and Subdivision Wall

- (1) Perimeter fencing shall be in accordance with **Exhibit “C”**.
 - (a) Where the platted lot boundaries are adjacent to a public right-of-way, a subdivision wall, in compliance with Section 4-30 of the Code, shall be constructed; and
 - (b) Where the platted lot boundaries are not adjacent to an area zoned for OS (Open Space), a cedar privacy fence with a picket size of 1" x 6", a top cap, treated rails and metal posts, with the finished side facing the abutting properties, shall be constructed.
 - (c) Where the platted lot boundaries are adjacent to an area zoned for OS (Open Space), view fencing, such as a decorative metal or wrought iron fence shall be constructed.

(d) Maximum fence height: six (6) feet.

6.6. Building Setbacks

- (1) The building setback for the lot on which multiple residential units are located shall be 10' from any lot boundary.
- (2) Individual condominium unit lot building setbacks shall be according to **Exhibit "D"**.

6.7. Park Land Requirement

- (1) The TH (Townhouse) zoning district shall be used for the purpose of applying Chapter 4, Article V of the Code to determine the parkland requirement.

6.8. Protected Tree Size

- (1) Trees having a diameter of 20 inches or more are protected trees for the purpose of applying Chapter 8, Article III – Tree Protection and Preservation.

6.9. Landscaping

- (1) The landscape development standards outlined in Section 46-195, Landscaping, shall apply, with the following modifications:
 - (a) All development areas, including residential, which include turf shall utilize Drought Tolerant Turf Grasses, as defined by the Code.
 - (b) Plant material shall be of a native and/or adapted species, including those selected from *Native and Adapted Landscape Plants, an Earth-Wish Guide for Central Texas*, created by the Texas Cooperative Extension, Grow Green and the Lady Bird Johnson Wildflower Center.
 - (c) Each single family dwelling unit shall be provided with a minimum of one (1) large species tree and one (1) small species tree, whether through the preservation of existing trees or planting of three-inch (3") caliper container-grown trees. Newly planted trees are eligible for mitigation credit.

6.10. Home-Owner's Association

- (1) A private home-owner's association will be established for the maintenance of private drive aisles, private utility lines, landscape areas, signage, walls, medians, common open spaces, stormwater detention areas and any other non-public infrastructure.

7. CHANGES TO DEVELOPMENT PLAN

7.1. Minor Changes

Minor changes to this Plan which do not substantially and adversely change this Plan may be approved administratively, if approved in writing by the Director of Planning and Development Services and the City Attorney.

7.2. Major Changes

All changes not permitted above shall be resubmitted following the same procedure required by the original PUD application.

LIST OF EXHIBITS

Exhibit "A"	Survey
Exhibit "B"	Drive Aisles
Exhibit "C"	Perimeter Fencing
Exhibit "D"	Building Setbacks
Exhibit "E"	Utility Cross-Section

Exhibit " A "

(Zoning Exhibit)
Robert McNutt Survey, Abstract No. 422



Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 8.7982 ACRES (383,250 SQUARE FEET) OUT OF THE ROBERT McNUTT SURVEY, ABSTRACT NO. 422 IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMAINDER OF A CALLED 4.46 ACRE TRACT, CONVEYED TO DUVAL C. JARL, RECORDED IN VOLUME 792, PAGE 319 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), AND BEING OUT OF THE REMAINDER OF A CALLED 161.11 ACRE TRACT, CONVEYED TO CHESTER MADSEN & JOYCE MADSEN, TRUSTEES OF THE MADSEN FAMILY REVOCABLE TRUST, RECORDED IN DOCUMENT #2012088599 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING OUT OF A CALLED 4.86 ACRE TRACT, CONVEYED TO RONALD R. & JANETTE M. MADSEN, RECORDED IN VOLUME 745, PAGE 671 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), SAID 8.7982 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod found in the east right-of-way line of N. Red Bud Lane (right-of-way varies), and being the southwest corner of a called 4.46 acres tract conveyed to Duval C. Jarl in Volume 792, Page 319 (D.R.W.C.T.), and being the northwest corner of a called 2.00 acre tract, described as Tract II, conveyed to Lonestar Preschools, LLC, recorded in Document #2018077903 (O.P.R.W.C.T.), and being the most northerly southwest corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod with illegible cap found at the intersection of the east right-of-way line of said N. Red Bud Lane, with the north right-of-way line of Country Road 122 (right-of-way varies), and being the southwest corner of a called 2.00 acre tract, described as Tract I, conveyed to said Lonestar Preschools LLC, recorded in Document #2018077903 (O.P.R.W.C.T.) bears S01°19'08"E, a distance of 240.83 feet to a 1/2-inch iron rod found for a common westerly corner of Tract I and Tract II of said Lonestar Preschool tracts, and being a point in the east right-of-way line of said N. Red Bud Lane, and S01°43'26"E, a distance of 273.63 feet;

THENCE, with the east right-of-way line of N. Red Bud Lane, and with the west line of said Jarl tract, N01°34'24"W, a distance of **496.69** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof, said point being in the west line of said Jarl tract, and being the most southerly corner of Lot 1 (N. Red Bud Lane), said Lot 1 dedicated as right-of-way by plat of Paloma Lake, N. Red Bud Ln., recorded in Document #2007061555 (O.P.R.W.C.T.), also recorded in Cabinet "DD", Slide 227-228 of the Plat Records of Williamson County, Texas (P.R.W.C.T.);

THENCE, with the east right-of-way line of said N. Red Bud Lane, in part with a north line of said Jarl tract, in part with the west line of said Madsen Revocable trust tract the following two (2) courses and distances:

- 1) Along the arc of a curve to the right, whose radius is **1,000.00** feet, whose arc length is **69.68** feet and whose chord bears N14°40'32"E, a distance of **69.67** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof,
- 2) N56°03'21"E, a distance of **44.12** feet to a Mag Nail with "4Ward-Boundary" washer set for

the northwest corner hereof, from which a Mag Nail with "4Ward-Boundary" washer set bears, N56°03'21"E, a distance of 38.03 feet;

THENCE, leaving the east right-of-way line of said N. Red Bud Lane, over and across said remainder of Madsen Revocable trust tract, in part said Madsen 4.86 acres tract, in part said Jarl tract the following seven (7) courses and distances:

- 1) S48°30'55"E, a distance of 223.73 feet to a calculated point for an angle point hereof,
- 2) S33°20'08"E, a distance of 131.50 feet to a calculated point for an angle point hereof,
- 3) S50°54'44"E, a distance of 202.05 feet to a calculated point for an angle point hereof,
- 4) S66°39'11"E, a distance of 283.95 feet to a calculated point for an angle point hereof,
- 5) S76°29'08"E, a distance of 94.32 feet to a calculated point for the northeast corner hereof,
- 6) S14°09'12"W, a distance of 133.22 feet to a calculated point for an angle point hereof,
- 7) S16°43'49"E, a distance of 249.89 feet to a calculated point for the most northerly southeast corner hereof, being in the south line of said remainder of Madsen Revocable trust tract, and being in the north right-of-way line of County Road 122 (no dedication of right-of-way found for this section of roadway, offsets from subdivision plats on the south side of said road, were used to establish this right-of-way line location, no fences exist along this portion of said County road either);

THENCE, with the established north right-of-way line of said County Road 122, continuing over and across said 161.11 acre Madsen tract, S73°16'32"W, a distance of 186.96 feet to a calculated point for an angle point hereof, and

THENCE, continuing with the north row line of said County Road 122, with the south line of said 4.86 acre Madsen tract, S73°46'53"W, a distance of 282.15 feet to a 3/4-inch iron rod found for the most southerly southwest corner hereof, said point being the southwest corner of said 4.86 acre Madsen tract, and being the southeast corner of said Lonestar Preschools Tract I, and being in the north right-of-way line of said County Road 122;

THENCE, leaving the north right-of-way line of said County Road 122, with the west line of said 4.86 acre Madsen tract, and with the east line of said Lonestar Preschools Tract I and Tract II, N02°39'06"W, a distance of 442.02 feet to a 1/2-inch iron rod found for an interior ell corner hereof, said point being the northeast corner of said Lonestar Preschools Tract II, and being the southeast corner of said 4.46 acre Jarl tract, and being in the west line of said 4.86 acre Madsen tract;

THENCE, with the south line of said 4.46 acre Jarl tract, and with the north line of said Lonestar Preschools Tract II, S88°34'13"W, a distance of 358.77 feet to the **POINT OF BEGINNING**, and containing 8.7982 Acres (383,250 Square Feet) more or less.

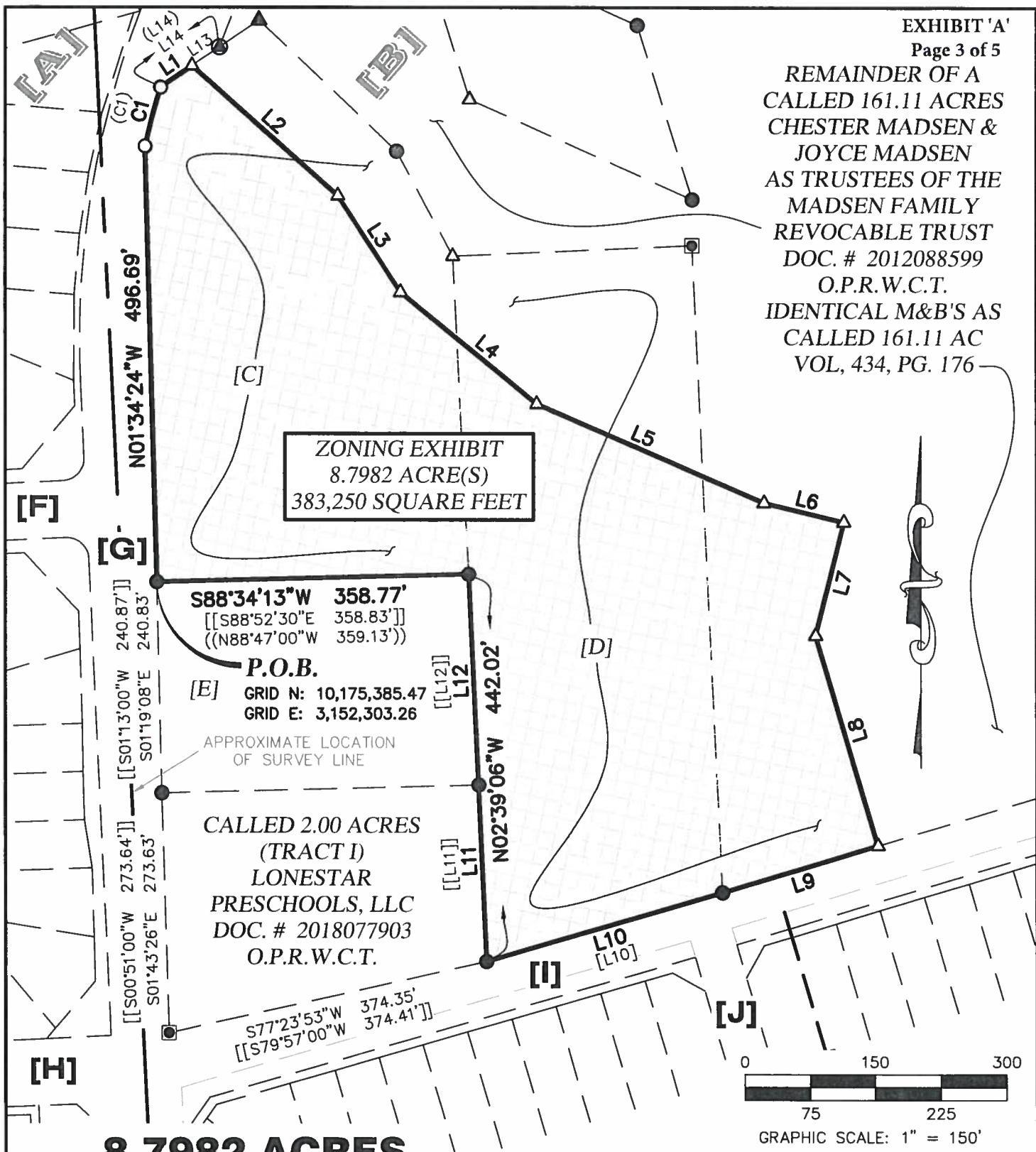
NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000120668897. See attached sketch (reference drawing: 00879_MF1.dwg)


1/27/2020
Jason Ward, RPLS #5811
4Ward Land Surveying, LLC



REMAINDER OF A
CALLED 161.11 ACRES
CHESTER MADSEN &
JOYCE MADSEN
AS TRUSTEES OF THE
MADSEN FAMILY
REVOCABLE TRUST
DOC. # 2012088599
O.P.R.W.C.T.
IDENTICAL M&B'S AS
CALLED 161.11 AC
VOL, 434, PG. 176



8.7982 ACRES
ZONING EXHIBIT
City of Round Rock,
Williamson County,
Texas

4WARD
Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	1/27/2020
Project:	00879
Scale:	1" = 150'
Reviewer:	PRB
Tech:	EBD
Field Crew:	JZ/FH
Survey Date:	JUL. 2019
Sheet:	1 OF 3

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N56°03'21"E	44.12'
L2	S48°30'55"E	223.73'
L3	S33°20'08"E	131.50'
L4	S50°54'44"E	202.05'
L5	S66°39'11"E	283.95'
L6	S76°29'08"E	94.32'
L7	S14°09'12"W	133.22'
L8	S16°43'49"E	249.89'
L9	S73°16'32"W	186.96'
L10	S73°46'53"W	282.15'
L11	N02°39'06"W	201.51'
L12	N02°39'06"W	240.52'
L13	N56°03'21"E	38.03'
L14	N56°03'21"E	82.15'

LINE TABLE (RECORD)		
LINE #	DIRECTION	LENGTH
[L10]	S76°32'00"W	282.13'
[[L11]]	N00°05'30"W	201.35'
[[L12]]	N00°05'30"W	240.72'
(L14)	S58°57'11"W	82.15'

NOTES:

- 1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000120668897.
- 2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	69.68'	1,000.00'	3°59'33"	N14°40'32"E	69.67'

CURVE TABLE (RECORD)					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
(C1)	69.68'	1,000.00'	3°59'34"	N17°34'22"E	69.67'

**8.7982 ACRES
ZONING EXHIBIT
City of Round Rock,
Williamson County,
Texas**



Date:	1/27/2020
Project:	00879
Scale:	NA
Reviewer:	PRB
Tech:	EBD
Field Crew:	JZ/FH
Survey Date:	JUL. 2019
Sheet:	2 OF 3

P:\00879\DWG\00879_MF1.dwg

[A]
WILLIS DONAHO
SURVEY
ABSTRACT NO. 173

[B]
ROBERT McNUTT
SURVEY
ABSTRACT NO. 422

[C]
CALLED 4.46 ACRES
DUVAL C. JARL
VOL. 792, PG. 319
D.R.W.C.T.

[D]
CALLED 4.86 ACRES
RONALD R. & JANETTE M. MADSEN
VOL. 745, PG. 671
D.R.W.C.T.

[E]
CALLED 2.00 ACRES
(TRACT II)
LONESTAR PRESCHOOLS, LLC
DOC. # 2018077903
O.P.R.W.C.T.

[F]
PALOMA LAKE BLVD.
(65' R.O.W. WIDTH)

[G]
N. RED BUD LANE
(R.O.W. WIDTH VARIES)

[H]
COUNTY ROAD 117
(R.O.W. WIDTH VARIES)

[I]
COUNTY ROAD 122
(R.O.W. WIDTH VARIES)

8.7982 ACRES
ZONING EXHIBIT
City of Round Rock,
Williamson County,
Texas

EXHIBIT 'A'
Page 5 of 5

LEGEND	
—	PROPERTY LINE
— — —	EXISTING PROPERTY LINES
○	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
△	MAG WITH "4WARD BOUNDARY" WASHER SET
□	IRON ROD WITH "RJ SURVEY" CAP FOUND
▲	MAG NAIL FOUND
●	1/2" IRON ROD FOUND (UNLESS NOTED)
△	CALCULATED POINT
DOC. #	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
VOL./PG.	VOLUME, PAGE
CAB./SLD.	CABINET, SLIDE
R.O.W.	RIGHT-OF-WAY
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
D.R.W.C.T.	DEED RECORDS, WILLIAMSON COUNTY, TEXAS
(.....)	RECORD INFORMATION PER PLAT CAB. DD SLD. 227-228
[.....]	RECORD INFORMATION PER VOL. 745, PG. 671
((....))	RECORD INFORMATION PER VOL. 792, PG. 319
[[.....]]	RECORD INFORMATION PER DOC. NO. 2018077903

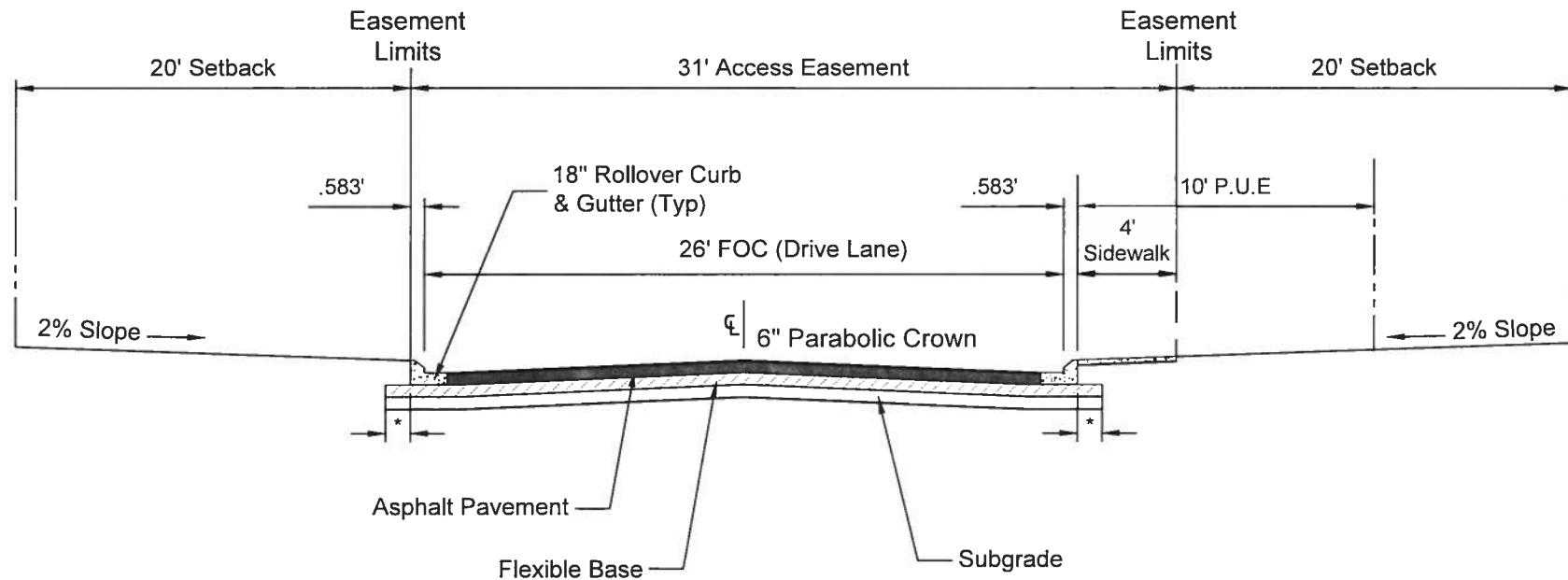
[J]
ATHEA LANE
(50' R.O.W. WIDTH)




1/27/2020



Date:	1/27/2020
Project:	00879
Scale:	NA
Reviewer:	PRB
Tech:	EBD
Field Crew:	JZ/FH
Survey Date:	JUL. 2019
Sheet:	3 OF 3



* 1.5' to 3.0' Depending on PI per DACS.

Residential Drive with Rollover Curb

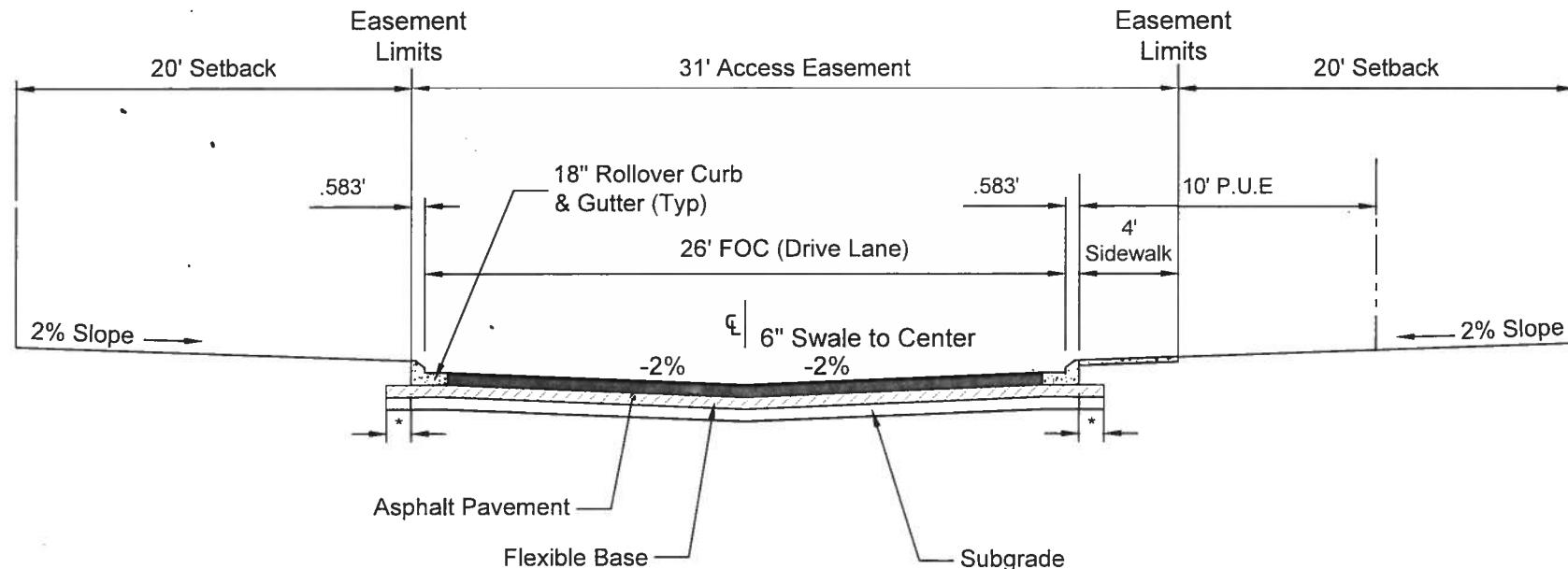
Notes:

1. Drive aisle subgrade, flexbase, and pavement to be in accordance with the City.
2. Transportation DACS (Design and Construction Standards) for Pavement Design of local streets.
3. Drive aisle design to be in accordance with City Transportation DACS (Design and Construction Standards)
4. City water mains shall be in a 15-foot exclusive easement. Overlap of private improvements, private easements, or non-City utilities are not permitted within waterline easements unless approved in writing by the Utilities Director.
5. Wastewater improvements shall adhere to City standards but will remain privately owned and maintained by the Homeowners Association (HOA)**
6. Standard assignments for water mains shall be 1 foot behind the curb, unless approved to vary in writing by the Utilities Director.
7. PUEs (Public Utility Easements) must be provided for any/all dry utilities and shall not encroach City utility easements unless approved to vary in writing by the Utilities Director.
8. P.U.E.s shall be shown in the site permit with all other proposed and existing utility alignments.

** If wastewater is required to be public all public standards apply.

** If wastewater is required to be public all public standards apply.

Exhibit B
Private Drive Aisle Cross Section
Page 1 of 2



* 1.5' to 3.0' Depending on PI per DACS.

Residential Drive with Rollover Curb

Notes:

1. Drive aisle subgrade, flexbase, and pavement to be in accordance with the City.
2. Transportation DACS (Design and Construction Standards) for Pavement Design of local streets.
3. Drive aisle design to be in accordance with City Transportation DACS (Design and Construction Standards)
4. City water mains shall be in a 15-foot exclusive easement. Overlap of private improvements, private easements, or non-City utilities are not permitted within waterline easements unless approved in writing by the Utilities Director.
5. Wastewater improvements shall adhere to City standards but will remain privately owned and maintained by the Homeowners Association (HOA)**
6. Standard assignments for water mains shall be 1 foot behind the curb, unless approved to vary in writing by the Utilities Director.
7. PUEs (Public Utility Easements) must be provided for any/all dry utilities and shall not encroach City utility easements unless approved to vary in writing by the Utilities Director.
8. P.U.E.s shall be shown in the site permit with all other proposed and existing utility alignments.

** If wastewater is required to be public all public standards apply.

Exhibit B
Private Drive Aisle Cross Section
Page 2 of 2

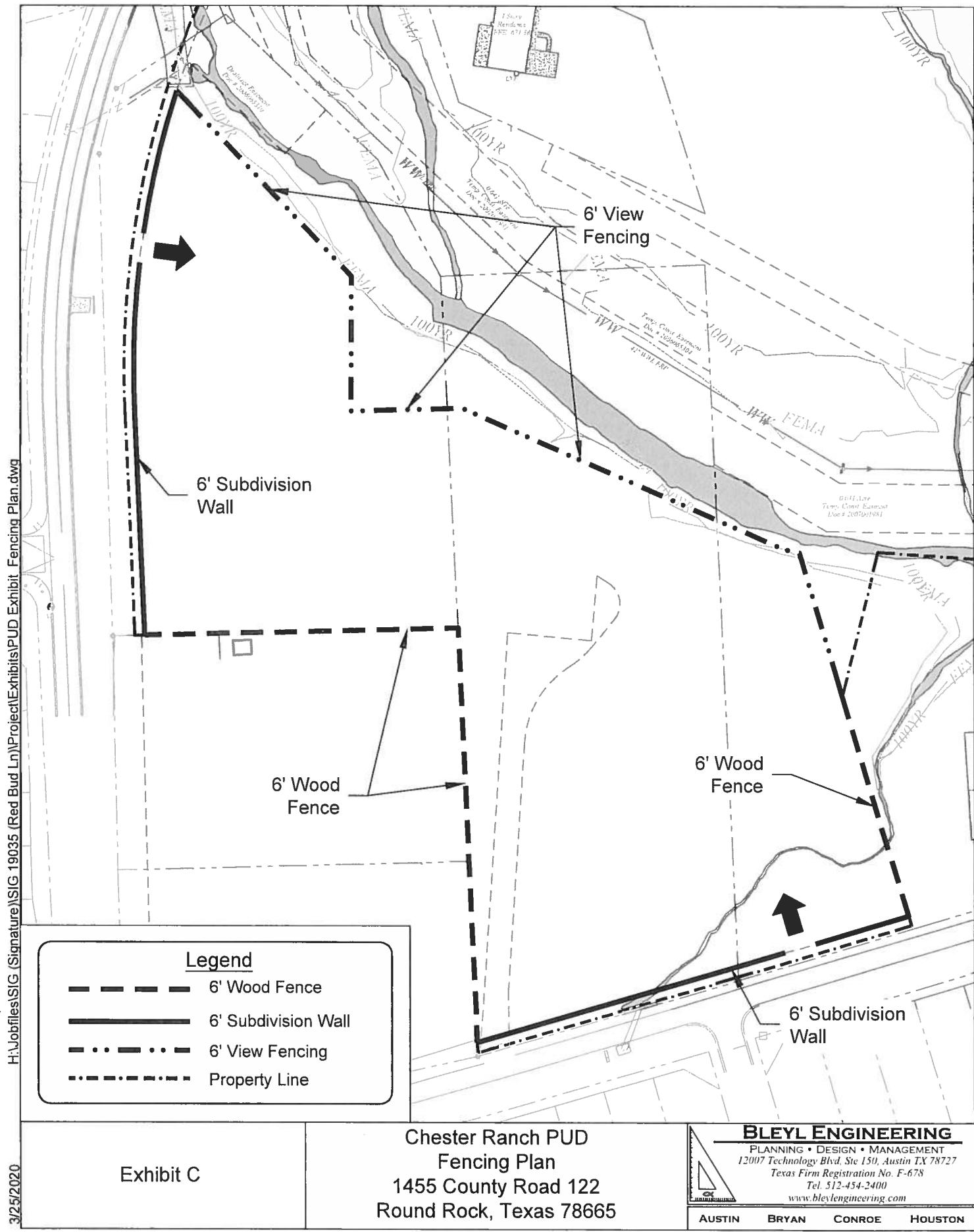


Exhibit C

BLEYL ENGINEERING

PLANNING • DESIGN • MANAGEMENT
12007 Technology Blvd, Ste 150, Austin TX 78727
Texas Firm Registration No. F-678
Tel. 512-454-2400
www.bleylengineering.com



AUSTIN BRYAN CONROE HOUSTON

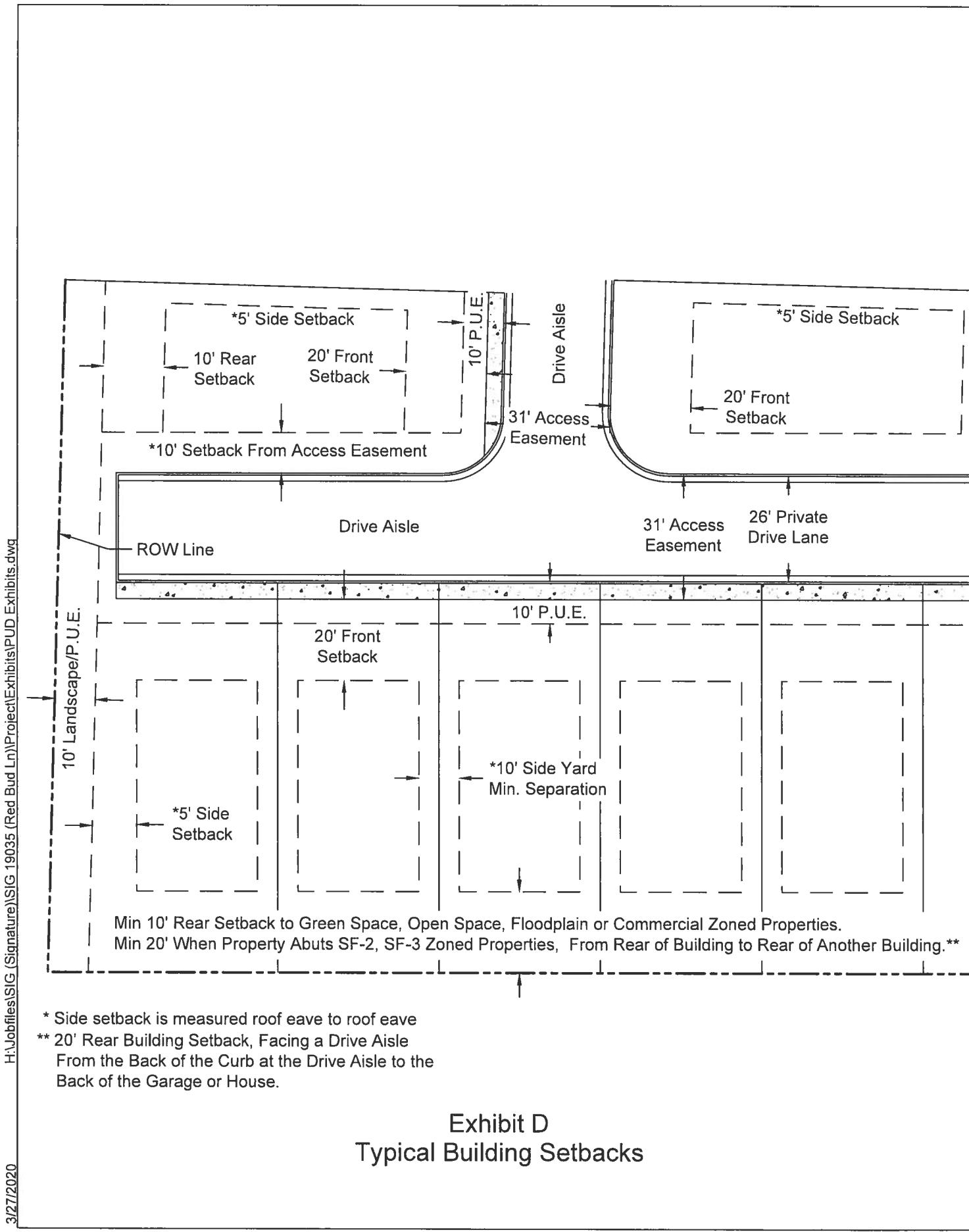


Exhibit D
 Typical Building Setbacks

