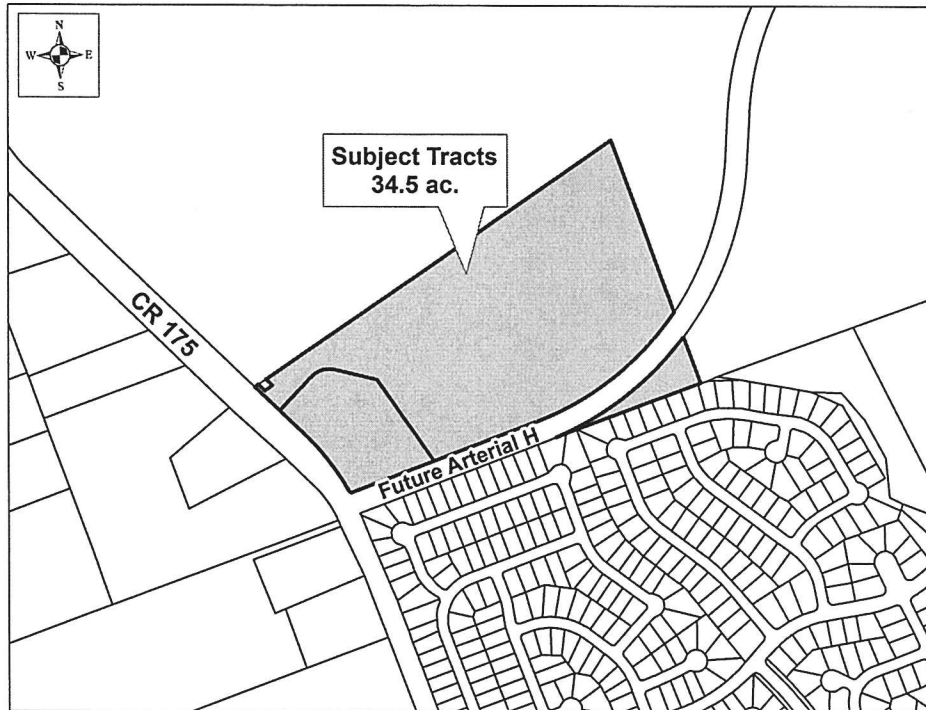


**Gardens at Mayfield Ranch  
FINAL PLAT    FP1509-002**



**CASE PLANNER:** Clyde von Rosenberg

**REQUEST:** Approval of the Final Plat for The Gardens at Mayfield Ranch

**ZONING AT TIME OF APPLICATION:** PUD (Planned Unit Development) No. 101

**DESCRIPTION:** 33.30 acres out of the John D. Anderson Survey, Abstract No. 16

**CURRENT USE OF PROPERTY:** single family residence

**GENERAL PLAN LAND USE DESIGNATION:** residential & PUD No. 101

**ADJACENT LAND USE:**

North: Williamson County regional park - ETJ

South: single family subdivision - Williamson County MUD No. 8 - ETJ

East: Williamson County regional park - ETJ; Arterial H ROW - City

West: single family residence - ETJ

**PROPOSED LAND USE:** single family common lot and limited commercial

| <u>PROPOSED LOTS BY TYPE:</u> | <u>NUMBER OF LOTS</u> | <u>ACREAGE</u> |
|-------------------------------|-----------------------|----------------|
| Residential - Single Unit:    | 1                     | 28.30          |
| Residential - Multi Unit:     | 0                     | 0.00           |
| Office:                       | 0                     | 0.00           |
| Commercial:                   | 1                     | 5.00           |
| Industrial:                   | 0                     | 0.00           |
| Open/Common Space:            | 0                     | 0.00           |
| ROW:                          | 0                     | 0.00           |
| Parkland:                     | 0                     | 0.00           |
| Other:                        | 0                     | 0.00           |
| <b>TOTALS:</b>                | <b>2</b>              | <b>33.30</b>   |

**Owner:**  
PALMER INVESTMENTS LP  
110 E MAIN ST  
ROUND ROCK, TX 78664-

**Agent**  
Gray Engineering, Inc.  
Jesus A. Garcia  
8834 N. Capital of Texas Hwy., Ste. 140  
Austin, TX 78759

**Gardens at Mayfield Ranch  
FINAL PLAT FP1509-002**

**HISTORY:** The Preliminary Plat for this property was considered as a previous agenda item.

**DATE OF REVIEW:** November 4, 2015

**LOCATION:** Northeast of the intersection of CR 175 and RM 1431.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning:

The PUD No. 101 zoning district is in conformance with the General Plan residential designation. The proposed Final Plat consists of two development lots located on the north side of the right-of-way for Arterial H, which was dedicated to Williamson County for construction of the roadway.

Lots 1 is proposed for commercial development and Lot 2 is proposed for single family common lot development. The housing units will be served by private drive aisles, with a sidewalk on one side. The 5 acre commercial parcel, located at the corner of the proposed Arterial H and CR 175, will allow neighborhood retail sales and services and office uses, with restrictions. All commercial development will be subject to site and building design requirements.

Traffic, Access and Roads:

The City received and approved a report on the traffic impact the project is anticipated to have on the adjacent roadways. Additional analysis may be required when the specific commercial development projects are proposed.

Water and Wastewater Service:

Water service will be provided by a 16-inch line to be constructed within the Arterial H right-of-way. Wastewater service will be provided by a connection to the City's system via a pass-through agreement with the Vista Oaks MUD (Municipal Utility District).

Drainage:

There are no drainage concerns for this site.

Additional Considerations:

None.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Revise Note 7 to read: "Building setbacks shall be in accordance with PUD No. 101 and Chapter 46, Zoning, City of Round Rock Code of Ordinances, 2010 Edition, as amended."
2. Add name of P&Z Chair below signature line
3. Provide private drainage and storm sewer easement from Lot 1 across Lot 2.
4. Revise Note 2 to add: "Subdivision wall adjacent to Arterial H shall be located according to City Utilities Design and Construction Standards, Section 1.7.2 (B) (4) and (16)"



**Subject Tract  
34.50 ac.**

**CR 175**

**Future Arterial A**





