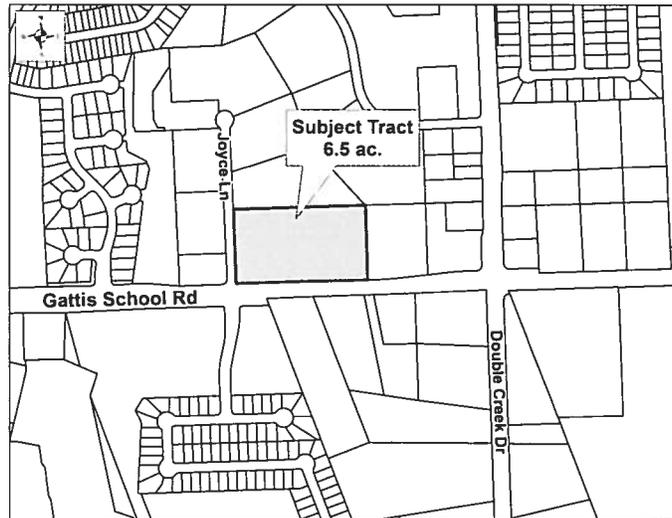


**Townhomes at Gattis
PRELIM PLAT PP1908-001**



CASE PLANNER: CAITLYN REEVES

REQUEST: Preliminary Plat approval to create 1 development lot and 2 right-of-way lots.

ZONING AT TIME OF APPLICATION: Multifamily - Low Density (MF-1)

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: Residential

ADJACENT LAND USE:

- North: Single Family - Standard Lot (SF-2)
- South: Right-of-way for Gattis School - Unzoned.
- East: General Commercial (C-1) - Anytime Fitness
- West: Right-of-way for Joyce Lane (unzoned)

PROPOSED LAND USE: Multi-family townhomes (Multi-Family - Low Density MF-1)

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	1	6.31
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	2	0.19
Parkland:	0	0
Other:	0	0
TOTALS:	3	6.5

Owner:
Greene Abode Developers, LLC
Varun Patel
27511 Gardenview Point Ct.
Katy, TX 77494

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

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HISTORY: The Planning and Zoning Commission approved the Concept Plan (CP1812-002) for this site on January 9, 2019.

DATE OF REVIEW: September 18, 2019

LOCATION: Generally located northeast of the intersection of Joyce Lane and Gattis School Road.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates this property for residential purposes. The property is zoned MF-1 (Multifamily – Low Density) and allows for low density apartments, townhomes (either individual lot or common lot), places of worship or neighborhood parks by right. MF-1 zoning requires buildings to include details that provide visual relief, including features such as varying window types, arched entryways, balconies, accent walls, decorative tile, and the variation of roof lines.

Compliance with the Concept Plan: As shown, this Preliminary Plat is in compliance with the approved Concept Plan (CP1812-002).

Traffic, Access and Roads: The subject tract will take access from Joyce Lane and Gattis School Road. Driveway access points will be determined at the site development permit review stage. A Traffic Impact Analysis was deemed unnecessary based on the trip generation numbers provided for both AM and PM peak trips. Two lots are being dedicated for right-of-way along Gattis School Road totaling 0.19 acres.

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 south of the tract on Gattis School Road and west of the tract on Joyce Lane. Wastewater will be connected to an existing wastewater manhole at the northeast corner of the subject tract.

Drainage: The subject tract will drain towards a drainage easement and channel along the eastern property line. A flood study (FLOOD1811-0004) was required for the proposed development and was approved on September 9, 2019.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Reduce page size to 18" X 24".
2. Remove "Per Appraisal District" and include instrument number for North Forest Office-Space Austin, LLC.
3. Assign a block and lot number for right-of-way lots.
4. Revise lot table to reflect right-of-way lots in acreage not square feet.
5. Revise note 11 to state, "No portion of this tract is encroached by any special flood hazard areas inundated by the 1% annual chance floodplain as identified by the U.S. federal emergency management agency boundary map (Flood Insurance Rate Map) community panel number 48491C0635E, effective date September 26, 2008 for Williamson County, Texas."

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6. Revise tie to Patent Survey to include bearing with distance.
7. Correct recordation number to read 2007070162 in all instances and revise floodplain note to state "Ultimate 100-year Floodplain"



**Subject Tract
6.5 ac.**

Joyce Ln

Gattis School Rd

Double Creek Dr

