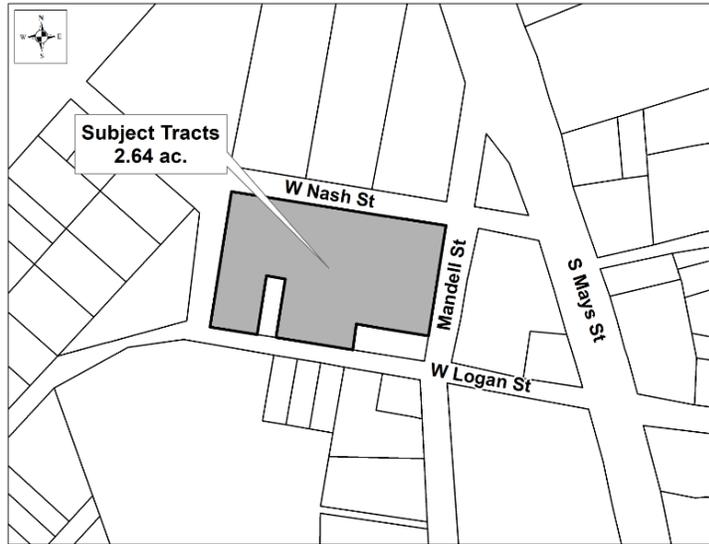


**Ramendu Duplex at Round Rock  
PRELIM PLAT PP2004-001**



**CASE PLANNER:** JUAN ENRIQUEZ

**REQUEST:** Preliminary Plat approval to create 20 development lots, 3 right-of-way lots and 2 open space/detention lots

**ZONING AT TIME OF APPLICATION:** TF (Two-Family) District

**DESCRIPTION:** 2.64 acres out of the Wiley Harris Survey, Abstract No. 298

**CURRENT USE OF PROPERTY:** Vacant and Undeveloped

**GENERAL PLAN LAND USE DESIGNATION:** Residential

**ADJACENT LAND USE:**

- North: W. Nash Street Right-of-Way/Undeveloped Residential Land - Unzoned and SF-2 (Single-Family Standard Lot)
- South: W. Logan Street Right-of-Way/Single Family Residences - Unzoned and SF-2 (Single-Family Standard Lot)
- East: Mandell Street Right-of-Way/Commercial Uses - Unzoned and C-1a (General Commercial - Limited)
- West: Single Family Residences - SF-2 (Single-Family Standard Lot)

**PROPOSED LAND USE:** Duplexes on Individual Lots

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	20	1.59
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	3	0.18
Parkland:	0	0
Other:	2	0.87
<b>TOTALS:</b>	<b>25</b>	<b>2.64</b>

**Owner:**  
 Ramendu Duplex at Round Rock, LLC  
 Amar Gulhane  
 3016 Paseo de Charros  
 Cedar Park, TX 78641

**Agent:**  
 IEEO, Inc.  
 Jacob Mealey  
 P.O. Box 2080  
 Pflugerville, TX 78691

**Ramendu Duplex at Round Rock  
PRELIMINARY PLAT      PP2004-001**

**HISTORY:** On January 9, 2020, the City Council approved a change in the zoning designation on this tract from SF-2 (Single-Family -Standard Lot) to the TF (Two-Family) zoning designation which allows for duplex development.

**DATE OF REVIEW:** June 17, 2020

**LOCATION:** West of Mandell Street between W. Nash Street and W. Logan Street

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The Future Land Use Map designates the tract for residential purposes. The tract is zoned TF (Two-Family) and allows for single family attached units on individual lots by right.

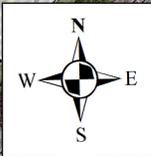
Traffic, Access and Roads: The proposed lots will have direct public street access via Nash Street, Logan Street and from the newly created Pecan Park Court. A Traffic Impact Analysis was deemed not necessary as the proposal does not meet the threshold for am and pm peak vehicle trips. There will be a 5-foot wide right-of-way dedication along Logan Street with the final plat of this subdivision.

Water and Wastewater Service: Water and Wastewater service will be provided by the City of Round Rock. Water service will be provided by connecting to an 8-inch existing line along Logan Street and wastewater will connect to an existing 8-inch line along Mandell Street.

Drainage: A flood study (FLOOD1807-0001) has been completed and approved by the City and therefore the floodplain limits are shown on the plat. Storm water will be captured by an on-site pond and via curb inlets and conveyed appropriately. Staff will review a more detailed drainage plan prior to building permit issuance.

**RECOMMENDED MOTION:**

Staff recommends approval of this Preliminary Plat application



**Subject Tracts  
2.64 ac.**

**W Nash St**

**Mandell St**

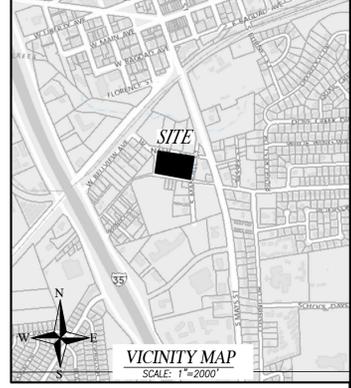
**S Mays St**

**W Logan St**



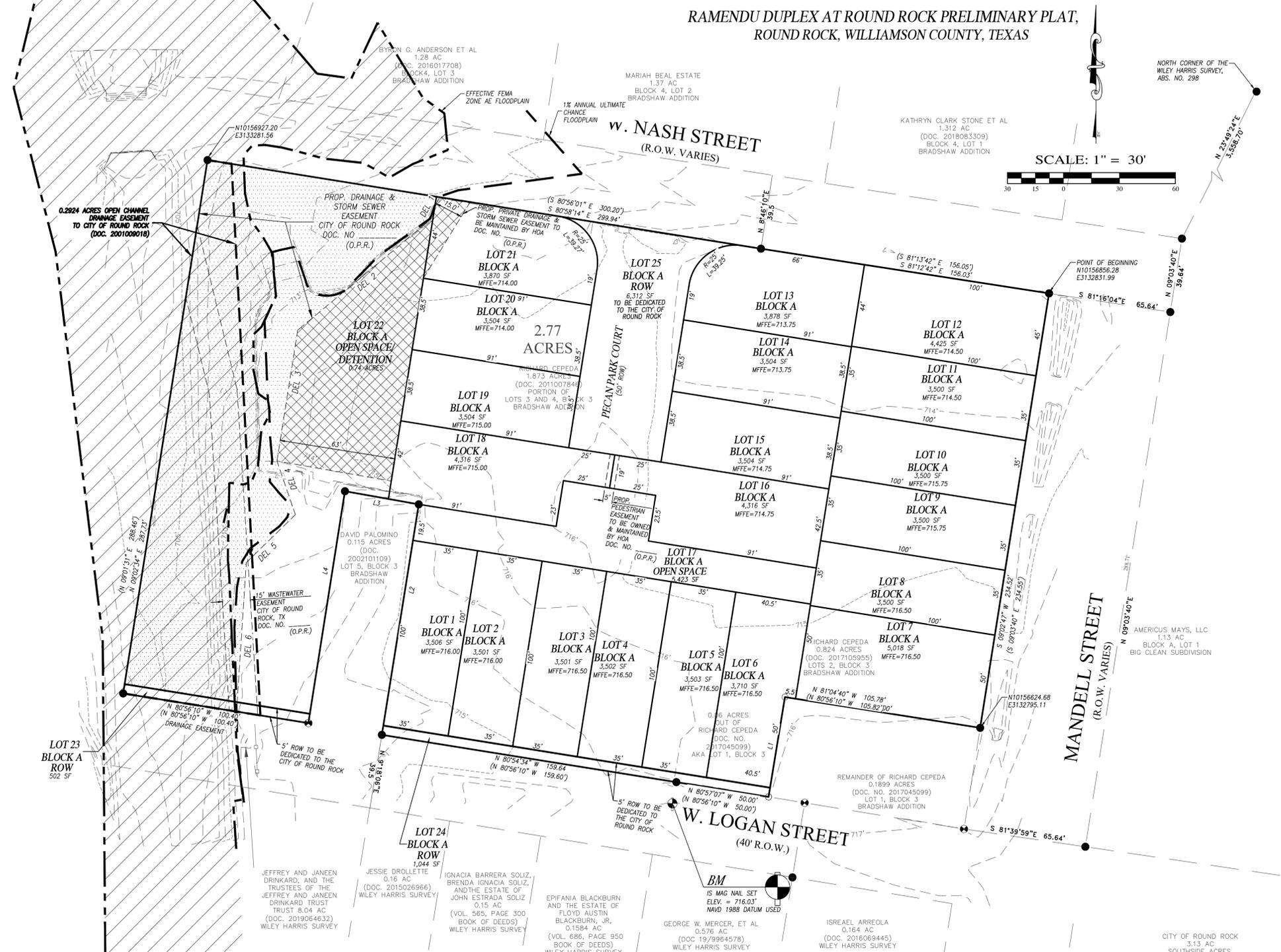
RAMENDU DUPLEX AT ROUND ROCK PRELIMINARY PLAT,  
ROUND ROCK, WILLIAMSON COUNTY, TEXAS

LOT DATA TABLE			
LOT #	BLOCK	AREA	DESCRIPTION
1	A	3,506 SF	TWO-FAMILY
2	A	3,501 SF	TWO-FAMILY
3	A	3,501 SF	TWO-FAMILY
4	A	3,502 SF	TWO-FAMILY
5	A	3,503 SF	TWO-FAMILY
6	A	3,710 SF	TWO-FAMILY
7	A	5,018 SF	TWO-FAMILY
8	A	3,500 SF	TWO-FAMILY
9	A	3,500 SF	TWO-FAMILY
10	A	3,500 SF	TWO-FAMILY
11	A	3,500 SF	TWO-FAMILY
12	A	4,425 SF	TWO-FAMILY
13	A	3,878 SF	TWO-FAMILY
14	A	3,504 SF	TWO-FAMILY
15	A	3,504 SF	TWO-FAMILY
16	A	4,316 SF	TWO-FAMILY
17	A	5,423 SF	OPEN SPACE
18	A	4,316 SF	TWO-FAMILY
19	A	3,504 SF	TWO-FAMILY
20	A	3,504 SF	TWO-FAMILY
21	A	3,870 SF	TWO-FAMILY
22	A	32,253 SF	OPEN SPACE/DETENTION
23	A	502 SF	R.O.W. DEDICATION
24	A	1,044 SF	R.O.W. DEDICATION
25	A	6,312 SF	R.O.W. DEDICATION



**NOTES:**  
 1. DATE OF PLANNING AND ZONING COMMISSION REVIEW: JUNE 17, 2020.  
 2. LOTS 17 AND 22 WILL BE OWNED AND MAINTAINED BY H.O.A.

LINE	BEARING	LENGTH
L1	S 09°22'00" W	33.94'
(L1)	S 09°03'40" W	(53.87')
L2	N 09°08'25" E	124.46'
(L2)	N 09°08'25" E	(125.00')
L3	N 80°05'55" W	40.17'
(L3)	N 79°57'54" W	(40.00')
L4	S 08°59'15" W	125.05'
(L4)	S 09°00'06" W	(125.05')



Line #	Length	Direction
DEL 1	15.31'	S26° 40' 36.55"W
DEL 2	89.82'	S50° 20' 36.67"W
DEL 3	70.67'	S09° 03' 40.46"W
DEL 4	30.25'	S19° 00' 57.79"E
DEL 5	36.64'	S45° 44' 59.22"W
DEL 6	79.58'	S03° 45' 35.55"W

- PLAT NOTES:**
- A PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; AND "NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS."
  - A PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0493E, EFFECTIVE DATE 12/20/2019, FOR WILLIAMSON COUNTY, TEXAS. THE 1% ANNUAL CHANCE FLOODPLAIN AND THE AE FEMA ZONE FLOODPLAIN HAS BEEN BASED ON APPROVED FLOODPLAIN STUDY FLOOD 1807-0001 PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. DATED 6-18-2019 FLOOD1807-0001.
  - BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
  - SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED."
  - SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 4-30, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED."
  - A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON."
  - NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OF STORAGE SHALL BE PERMITTED IN ANY DRAINAGE EASEMENT SHOWN HEREON.

**LEGEND**

- BENCHMARK
- 1/2-INCH IRON ROD FOUND
- 1/2-INCH IRON PIPE SET "ALL STAR 5729"
- CALCULATED POINT
- RECORD INFORMATION
- LOT LINE
- EX. CONTOUR
- AE FEMA FLOODPLAIN
- PROP. CITY OF ROUND ROCK DRAINAGE AND STORM SEWER EASEMENT
- PROP. PRIVATE DRAINAGE EASEMENT
- EFFECTIVE FEMA ZONE AE FLOODPLAIN
- 1% ANNUAL ULTIMATE CHANCE FLOODPLAIN
- EXISTING DRAINAGE EASEMENT (DOC 2001009018)
- PROP. DRAINAGE EASEMENT

SUBMITTAL DATE: JUNE 3, 2020  
 COMMISSION REVIEW: JUNE 17, 2020

**SITE DATA**  
**AREA BREAKDOWN**  
 NUMBER OF BLOCKS: 1  
 LINEAR FEET OF NEW STREETS: 150'  
 NUMBER OF LOTS BY TYPE:  
 20 DEVELOPMENT LOTS  
 1 OPEN SPACE  
 1 OPEN SPACE/DETENTION  
 3 R.O.W.

**ACREAGE BY LOT TYPE**  
 SITE ACREAGE: 2.64 AC.  
 OPEN SPACES: 0.13 AC.  
 OPEN SPACE/DETENTION 0.74 AC.  
 ROW DEDICATION: 0.18 AC.  
 DEVELOPMENT: 1.59 AC.  
 CONNECTIVITY INDEX: 1.0

REV.	REVISION DESCRIPTION	DATE



**ENGINEER / CONTACT**  
 IECO, INC  
 FIRM REG# F-19777  
 P.O. BOX 2088  
 PFLUGERVILLE, TX 78691  
 CONTACT: JACOB D. MEALY, PE  
 PH: (737) 226-4777  
 EMAIL: INFO@INSIGHTENGINEERING.NET

**SURVEYOR**  
 ALL STAR LAND SURVEYING  
 9020 ANDERSON MILL ROAD  
 AUSTIN, TX 78729  
 CONTACT: EDIE RUNSEY  
 PHONE: (512) 249-8149  
 FAX: (512) 331-5217  
 TBPLS FIRM # 10135000

**OWNERS / APPLICANT**  
 RAMENDU DUPLEX AT ROUND ROCK LLC  
 3016 PASO DE CHARROS  
 CEDAR PARK, TX 78641  
 CONTACT: MARSHALL HUSSAIN  
 PHONE: (512) 698-1976  
 EMAIL: MARSHALL1@GMAIL.COM

**LEGAL DESCRIPTION**  
 2.77 ACRES OF LAND OUT OF THE WILEY HARRIS SURVEY, ABSTRACT NUMBER 298, WILLIAMSON COUNTY, TEXAS, CONSISTING OF THREE TRACTS CONVEYED TO THAT CERTAIN RICHARD CEPEDA, BEING 1.873 ACRES, RECORDED IN DOCUMENT NUMBER 2010078846, 0.824 ACRES RECORDED IN DOCUMENT 2017105955, AND A PORTION OF A 0.1899 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2017045099, ALL OF THE OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.



**IECO, INC**  
 P.O. BOX - 2080  
 PFLUGERVILLE, TX 78691  
 1 (737)-226-4777  
 INFO@INSIGHTENGINEERING.NET

SITE ADDRESS: 210 LOGAN ROAD, 704 MANDELL STREET, ROUND ROCK, TX 78664  
 TAX ACCOUNT NO.'S: R058893, R053078

PERMIT NO: PP2004-001

**RAMENDU DUPLEX AT ROUND ROCK**

DWG FILENAME	DESIGNED BY	DATE	SCALE	JOB NO.
T190006-FINAL.DWG	JRC	01-31-2020	1"=30'	T19-0006

PRELIMINARY PLAT