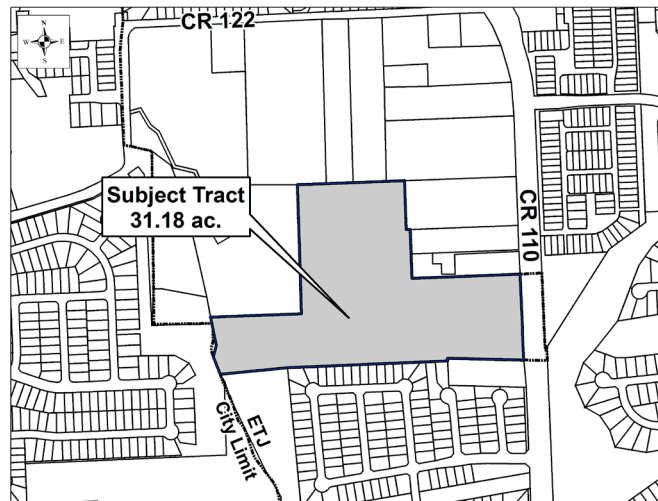


**Oasis at Round Rock
PRELIM PLAT PP2205-002**



CASE PLANNER: Matthew Johnson

REQUEST: Preliminary Plat approval to create a single lot for attached and detached residential units.

ZONING AT TIME OF APPLICATION: PUD 138

DESCRIPTION: 31.18 acres out of the Robert McNutt Survey, Abstract No. 422

CURRENT USE OF PROPERTY: Undeveloped

COMPREHENSIVE PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: ETJ: Rural Residential
 South: Residential/ Siena MUD
 East: CR 110; Rural Residential
 West: Residential/ Madsen Ranch

PROPOSED LAND USE: Single lot attached and detached townhome

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	1	31.18
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	1	31.18

Owner:
 Linda G & John Reed
 8050 CR110
 Round Rock, TX 78665

Applicant:
 Kimley-Horn
 Gabriel Bermudez Monroig, P.E.
 10814 Jollyville Rd
 Avallon IV, Ste 200
 Austin, TX 78759

Developer:
 Urban Genesis
 Gahl Shalev
 202 Avondale St
 Houston, TX 77006

**Oasis at Round Rock
PRELIM PLAT PP2205-002**

HISTORY: The Oasis Planned Unit Development (PUD) No. 138 was approved by the City Council on April 28, 2022. This PUD allows for single family attached and detached units, all under common lot ownership. Additionally, the PUD incorporates neighborhood amenities and a leasing center. The subject tract is currently unplatted.

DATE OF REVIEW: August 3, 2022

LOCATION: Generally located west of CR 110 and south of CR 122.

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan and Zoning: The Future Land Use Map designation of this area (Residential) is supported by PUD No. 138 which contains a mixture of attached and detached residential units. The units will be configured in a condominium regime and will not be platted as fee simple lots. The preliminary plat is driven by a desire to produce a final plat, which will follow this item for consideration.

Compliance with the Concept Plan: As shown, this Preliminary Plat is in compliance with the approved Concept Plan contained within PUD No. 138.

Traffic, Access and Roads: The subject tract has existing access points from CR 110. Driveway locations shall be determined at time of site permitting. There are no internal streets proposed, whereas private drives will serve the entire development. A TIA is not required for this development; however, roadway impact fees shall be collected at time of building permitting.

Water and Wastewater Service: Water and wastewater will be provided by the City of Round Rock. An existing 12" water line and a 42" wastewater line will serve this development by providing offsite easements in the southwest corner of the subject tract. Additionally, a secondary connection is proposed with a 16" waterline that runs parallel to Red Bud Lane along the future extension of Old Settlers Blvd.

Drainage: A flood study (FLOOD2202-0001) has been approved by the City. The applicant intends to provide onsite detention. Staff will review a more detailed drainage plan during site permitting.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Revise line types in legend to provide greater clarity.
2. Change Planning and Zoning Commission date to August 3, 2022.

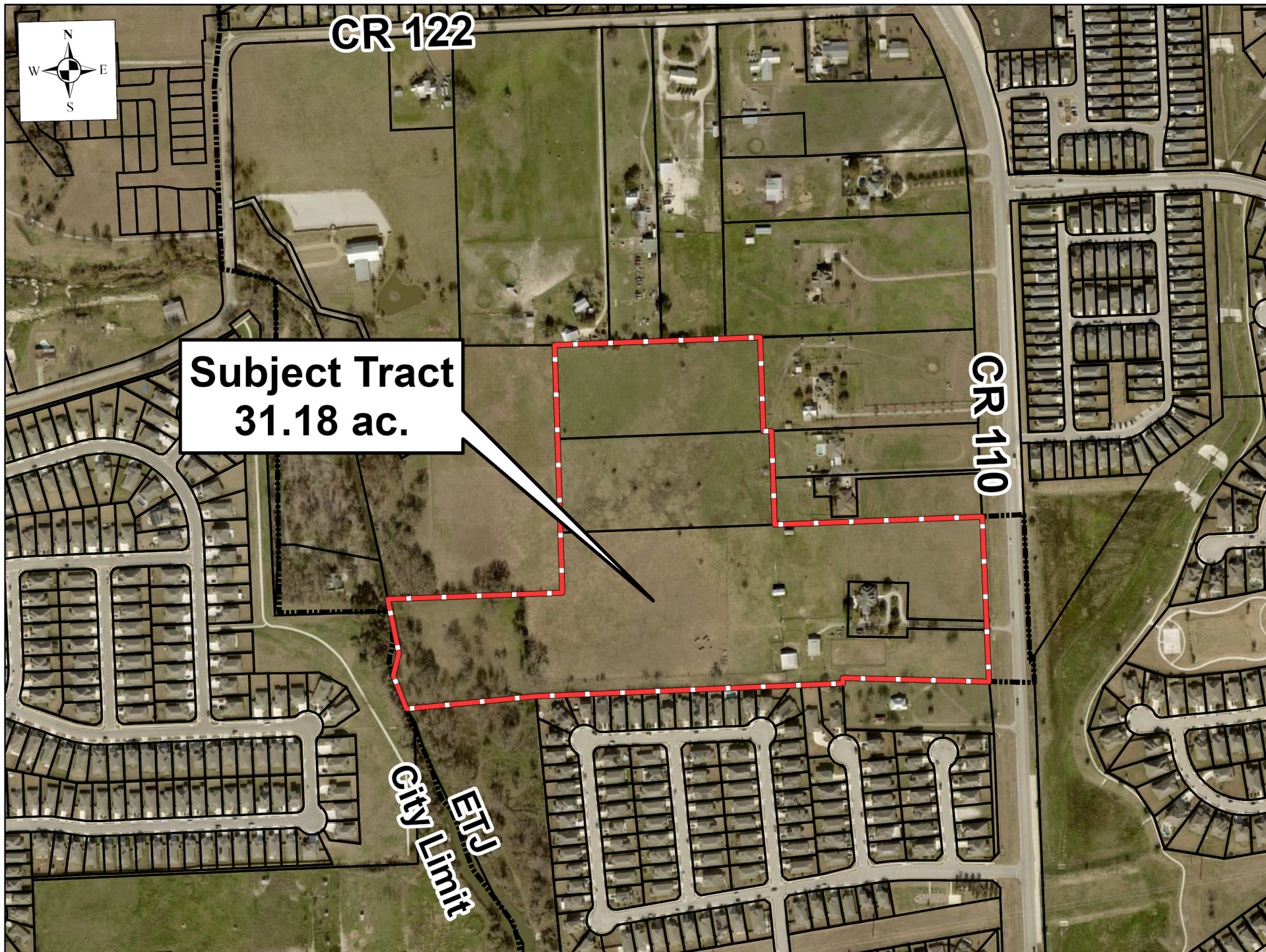


CR 122

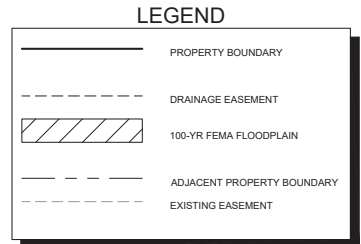
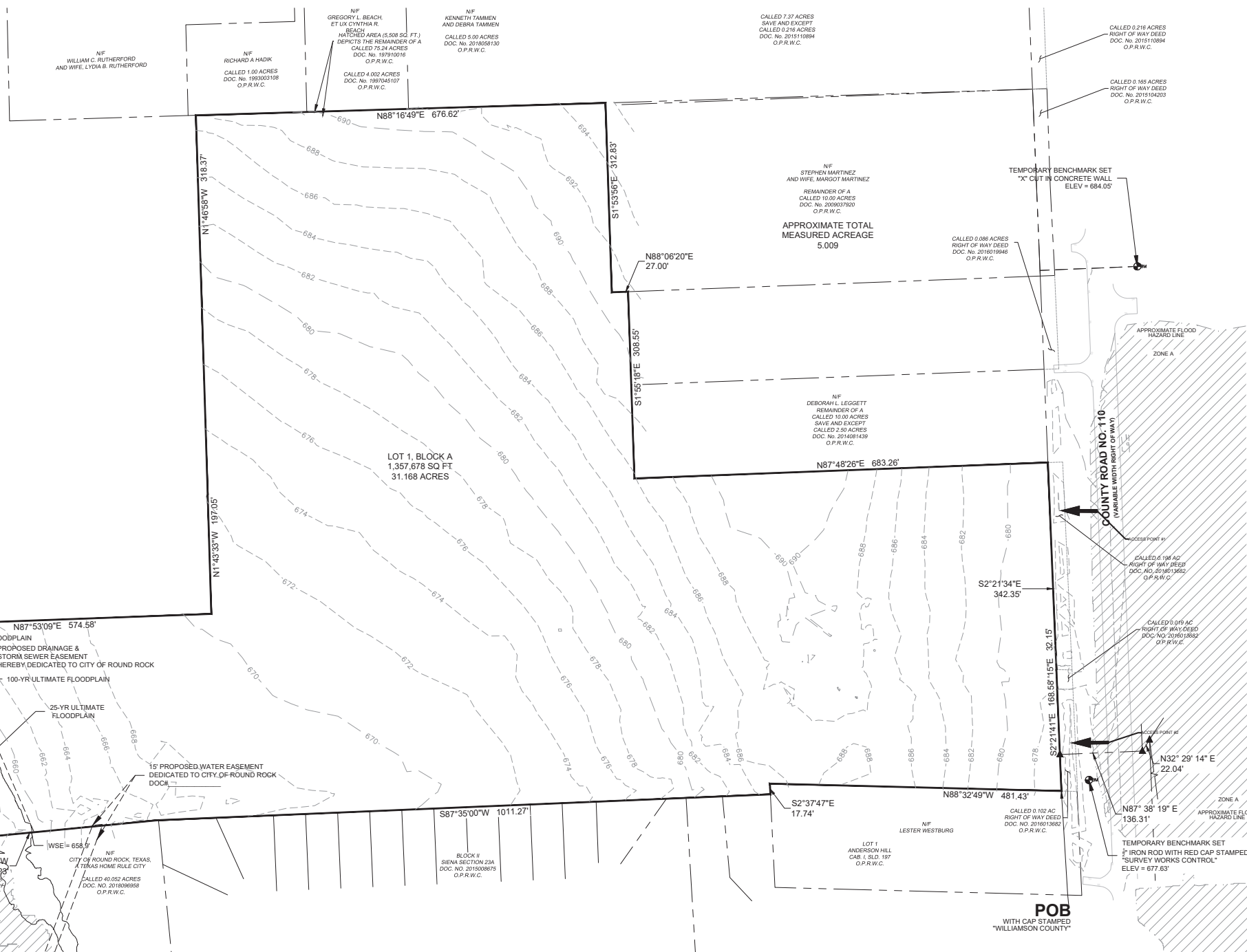
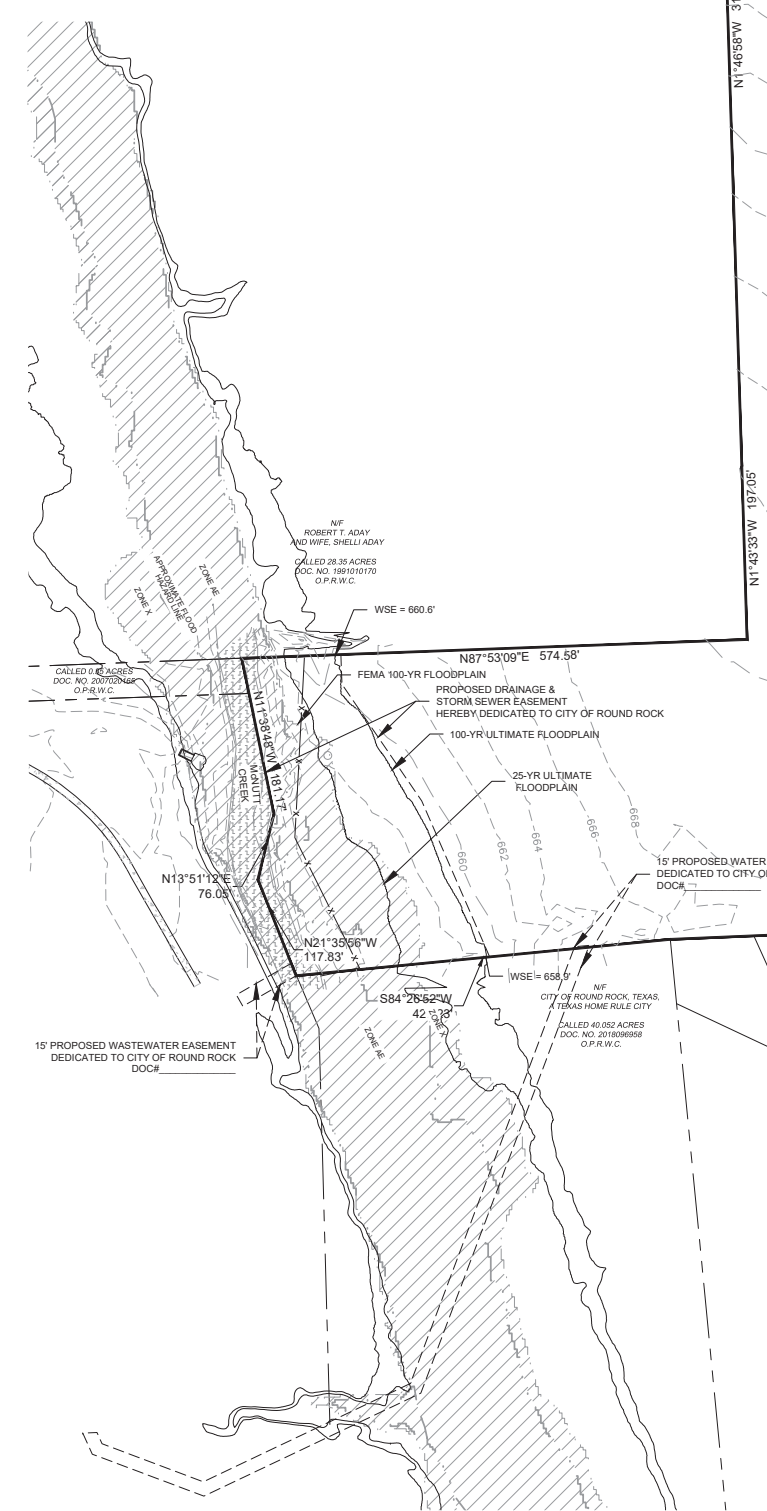
**Subject Tract
31.18 ac.**

CR 110

City Limit



Plotted By: Bermudez, Gabriel Date: July 19, 2022 11:02:16am File Path: K:\AUS_Civil\069261816-Urban Genesis - 8050 CR 110 - Round Rock\Kod\ Preliminary\Plat.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.



<u>PROJECT NAME:</u>	OASIS AT ROUND ROCK
<u>DEVELOPER:</u>	URBAN GENESIS 202 AUNDALE STREET HOUSTON, TEXAS 77006
<u>ACREAGE:</u>	31.17
<u>PATENT SURVEY:</u>	ROBERT McNUTT SURVEY A-422 WILLIAMSON COUNTY, TEXAS
<u>NUMBER OF BLOCKS:</u>	1
<u>NUMBER OF LOTS BY TYPE:</u>	1 - DEVELOPMENT
<u>ACREAGE BY LOT TYPE:</u>	DEVELOPMENT - 31.17
<u>LINEAR FEET OF NEW STREETS:</u>	0
<u>SUBMITTAL DATE:</u>	MAY17, 2022
<u>PLANNING & ZONING COMMISSION REVIEW:</u>	JULY 19, 2022
<u>SURVEYOR:</u>	SURVEY WORKS 1207 UPLAND DRIVE AUSTIN, TEXAS 78741 FIRM# 10194157 PH - 512-599-8067
<u>ENGINEER:</u>	KIMLEY-HORN AND ASSOCIATES, INC. 10814 JOLLYVILLE ROAD BUILDING 4, SUITE 200 AUSTIN, TEXAS 78759 CONTACT: GABRIEL BERMUDEZ, P.E. PH - 512-418-1771

LEGAL DESCRIPTION:

BEING A 21.37-ACRE TRACT OF LAND OUT OF THE ROBERT MCNUTT SURVEY, ABSTRACT NO. 422 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF CALLED 21.67-ACRE TRACT, AS RECORDED IN A GENERAL WARRANTY DEED TO JOHN REED, DESCRIBED IN DOCUMENT NO. 2009033054, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

BEING A 4.99-ACRE TRACT OF LAND OUT OF THE ROBERT MCNUTT SURVEY, ABSTRACT NO. 422 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF CALLED 10.00-ACRE TRACT, AS RECORDED IN A GENERAL WARRANTY DEED TO DEBORAH LEGGETT, DESCRIBED IN DOCUMENT NO. 2014081439, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.


BEING A 4.81-ACRE TRACT OF LAND OUT OF THE ROBERT MCNUTT SURVEY, ABSTRACT NO. 422 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 10.00-ACRE TRACT, AS RECORDED IN A GENERAL WARRANTY DEED TO STEPHEN MARTINEZ AND WIFE, MARGOT MARTINEZ, DESCRIBED IN DOCUMENT NO. 2009037920, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

BENCHMARKS

TBM:

1. "X" CUT IN CONCRETE WALL.
 - ELEV. = 684.05' (NAVD '88)

2. BM 1/2" IRON ROD FOUND WITH RED STAMPED "SURVEY WORKS CONTROL".
 - ELEV. = 6773.63' (NAVD '88)

SHEET NUMBER		1 OF 2	
<p>OASIS AT ROUND ROCK CITY OF ROUND ROCK WILLIAMSON COUNTY, TEXAS</p>		<p>PRELIMINARY PLAN (SHEET 1 OF 2)</p>	
<p>KHA PROJECT 069261829</p>		<p>DATE APRIL 2022</p>	
<p>SCALE: AS SHOWN</p>		<p>DESIGNED BY: GBM</p>	
<p>DRAWN BY: JLC</p>		<p>CHECKED BY: GBM</p>	
<p>7/19/22</p>			
			
<p>Kimley»»Horn 10814 JOLLYVILLE ROAD AVALLON IV SUITE 200 AUSTIN, TX 78759 PHONE: 512-418-1771 FAX: 512-418-1791 WWW.KIMLEY-HORN.COM © 2022 KIMLEY-HORN AND ASSOCIATES, INC. TBPE Firm No. 928</p>			
No.		REVISIONS	
BY		DATE	

