

Madsen Ranch Subdivision - Preliminary Plat
PRELIM PLAT PP1504-001



CASE PLANNER: Ashley Lumpkin

REQUEST: Request approval of the Preliminary Plat

ZONING AT TIME OF APPLICATION: PUD 98

CURRENT USE OF PROPERTY: Rural Residential (one home)

GENERAL PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: Existing rural residential (unzoned) and undeveloped (zoned C-2, Local Commercial, and OF, Office)

South: Existing rural residential and agricultural uses (unzoned)

East: ETJ, existing agricultural and rural residential

West: Existing single-family residential (zoned SF-2 - Single-family - standard lot)

PROPOSED LAND USE: Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	285	48.52
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	5	8.03
ROW:	0	14.74
Parkland:		
Other:	0	0.00
TOTALS:	290	71.29

Owner:
TBB BLG, LLC
Chris Fields
8601 Rach Road 2222, Bldg. 1, Ste. 150
Austin, TX 78730

Agent
Halff Associates, Inc.
Don Pool
4030 West Braker Ln. Ste. 450
Austin, TX 78759

Madsen Ranch Subdivision - Preliminary Plat
PRELIM PLAT PP1504-001

HISTORY: There is no platting history for the site. City Council approved the PUD and Concept Plan on November 13, 2014.

DATE OF REVIEW: May 6, 2015

DESCRIPTION: 71.29 acres out of the Robert McNutt Survey, Abstract No. 422

LOCATION: Southeast corner of N. Red Bud Ln. and N. CR 122.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning:

The recently approved PUD allows for single-family and open space on this tract. The single family development consists of three different lot sizes: large lots (7,200 sq. ft.), standard lots (6,500 sq. ft.) and small lots (5,000 sq. ft.). The development standards include masonry exterior finish, upgraded garage doors, fencing materials and residential lot trees. These standards are consistent with recently adopted PUD zoning districts with single family uses.

Approximately 8.03 acres of land is designated as parkland and open space. Within that area, a minimum 2,000 linear feet, 8-foot wide concrete hike and bike trail will be constructed. In addition, a 6-foot wide sidewalk will be constructed to connect the hike and bike trail with Redbud Lane.

The proposed Preliminary Plat consists of five phases of development containing a total of 285 single family lots, four landscape lots, and one parkland lot.

Traffic, Access and Roads: A Traffic Impact Analysis (TIA) was approved with the PUD allowing for single-family uses. While a significant amount of traffic will be generated, future signalization and pedestrian improvements will provide mitigation with developer participation for the costs of a portion of the improvements.

Water and Wastewater Service: Both water and wastewater will be provided by extending existing City of Round Rock services. A 42" wastewater line exists within the subject tract and existing waterlines are located within both Red Bud Lane and County Road 122.

Drainage: The floodplain study is currently under review and will be approved prior to any Final Plat submittal. Per the city ordinance, any area within the ultimate 4% floodplain does not count towards the minimum lot area requirement. A condition of approval requiring flood study approval prior to Final Plat submittal is included below. Should any changes need to occur due to the approved Flood Study, the Preliminary Plat will be updated to reflect those changes with the first Final Plat submittal.

There is also a plat note (Note 1) to discuss the conveyance of the storm water which must be approved prior to Final Plat recordation of any phase, except Phase One, which does not contain those improvements.

Additional Considerations: None.

Madsen Ranch Subdivision - Preliminary Plat
PRELIM PLAT PP1504-001

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. The Flood Study shall be approved prior to any Final Plat submittal.
2. Ensure Chad Lane versus Chad Loop street name location is approved by the Addressing Coordinator with Final Plat submittal.
3. Provide vertical datum for benchmarks.



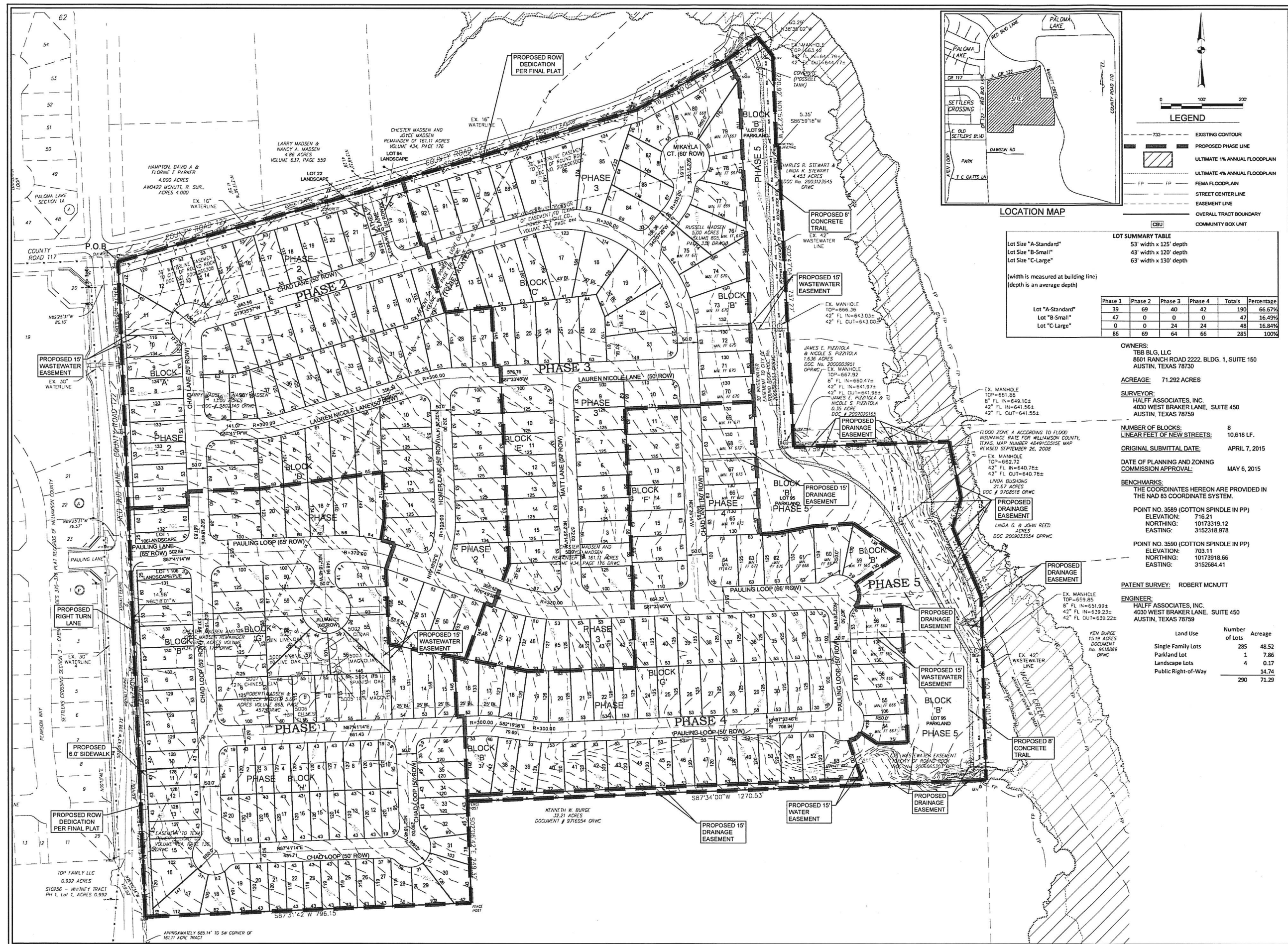
CR 117

N Red Bud Ln

N CR 122

E Old Settlers Blvd

**Subject Tract
71.29 ac.**



MADSEN RANCH SUBDIVISION
PRELIMINARY PLAT
1299 COUNTY ROAD 122
ROUND ROCK, TEXAS

CLIENT: TBB B/LG, LLC



LOT SUMMARY TABLE					
53' width x 125' depth					
43' width x 120' depth					
63' width x 130' depth					
Phase 1	Phase 2	Phase 3	Phase 4	Totals	Percentage
39	69	40	42	190	66.67%
47	0	0	0	47	16.49%
0	0	24	24	48	16.84%
86	69	64	66	285	100%

OWNERS:
TBB BLDG. LLC
8601 RANCH ROAD 2222, BLDG. 1, SUITE 150
AUSTIN, TEXAS 78730

ACREAGE: 71.292 ACRES

SURVEYOR:
HALFF ASSOCIATES, INC.
4030 WEST BRAKER LANE, SUITE 450
AUSTIN, TEXAS 78759

NUMBER OF BLOCKS: 8
LINEAR FEET OF NEW STREETS: 10,618 LF.

ORIGINAL SUBMITTAL DATE: APRIL 7, 2015

DATE OF PLANNING AND ZONING COMMISSION APPROVAL: MAY 6, 2015

BENCHMARKS:
THE COORDINATES HEREON ARE PROVIDED IN
THE NAD 83 COORDINATE SYSTEM.

POINT NO. 3589 (COTTON SPINDLE IN PP)
ELEVATION: 716.21
NORTHING: 10173319.12
EASTING: 3152318.978

POINT NO. 3590 (COTTON SPINDLE IN PP)
ELEVATION: 703.11
NORTHING: 10173918.66
EASTING: 3152684.41

PATENT SURVEY: ROBERT MCNUTT

HALFF ASSOCIATES, INC.
4030 WEST BRAKER LANE, SUITE 450
AUSTIN, TEXAS 78759

Land Use	of Lots	Acreage
Single Family Lots	285	48.52
Parkland Lot	1	7.86
Landscape Lots	4	0.17
Public Right-of-Way		14.74
	<u>290</u>	<u>71.29</u>



Project No.:	30748
Issued:	DATE
Drawn By:	DJP
Checked By:	JJT

Sheet Title

PRELIMINARY PLAT
SHEET 1 OF 2

PHASE ONE

LOT TYPE	PHASE	LOT	BLOCK	SQ. FT.	ACRE
A	1	2	A	7992	0.181
A	1	2	B	7639	0.18
A	1	3	B	6907	0.159
A	1	4	B	6890	0.158
A	1	5	B	6874	0.158
A	1	6	B	6857	0.157
A	1	7	B	6840	0.157
A	1	8	B	6824	0.157
B	1	9	B	5524	0.127
B	1	10	B	5513	0.127
B	1	11	B	5502	0.126
B	1	12	B	5491	0.126
B	1	13	B	5480	0.126
B	1	14	B	5458	0.125
B	1	15	B	5427	0.125
B	1	16	B	8118	0.186
B	1	17	B	8833	0.203
B	1	18	B	6003	0.138
B	1	19	B	6268	0.144
B	1	20	B	5146	0.118
B	1	21	B	5141	0.118
B	1	22	B	5136	0.118
B	1	23	B	5131	0.118
B	1	24	B	5126	0.118
B	1	25	B	5120	0.118
B	1	26	B	5115	0.117
B	1	27	B	5108	0.117
B	1	28	B	5136	0.118
B	1	29	B	6552	0.15
B	1	30	B	8929	0.205
B	1	31	B	5440	0.125
B	1	32	B	6086	0.14
B	1	33	B	5158	0.118
B	1	34	B	5170	0.119
B	1	35	B	5184	0.119
A	1	36	B	7122	0.163
A	1	1	D	7741	0.178
A	1	2	D	7471	0.172
A	1	16	D	9824	0.226
A	1	17	D	8550	0.196
A	1	18	D	8163	0.187
A	1	19	D	7822	0.18
A	1	20	D	7412	0.17
A	1	22	D	7471	0.172
A	1	1	G	7531	0.173
A	1	2	G	6625	0.152
A	1	3	G	6625	0.152
A	1	4	G	6625	0.152
A	1	5	G	6625	0.152
A	1	6	G	6625	0.152
A	1	7	G	7868	0.181
A	1	8	G	6900	0.158
A	1	9	G	6325	0.145
A	1	10	G	6325	0.145
A	1	11	G	6325	0.145
A	1	12	G	8625	0.198
A	1	13	G	9502	0.218
A	1	14	G	8742	0.201
A	1	15	G	8080	0.185
A	1	53	G	7040	0.162
A	1	54	G	6519	0.150
A	1	55	G	9458	0.217
A	1	56	G	9974	0.229
A	1	57	G	11624	0.267
A	1	58	G	8775	0.201
A	1	59	G	6603	0.152
A	1	60	G	7345	0.169
B	1	1	H	5128	0.118
B	1	2	H	5160	0.118
B	1	3	H	5160	0.118
B	1	4	H	5160	0.118
B	1	5	H	5160	0.118
B	1	6	H	5160	0.118
B	1	7	H	5160	0.118
B	1	8	H	5160	0.118
B	1	9	H	5160	0.118
B	1	10	H	5128	0.118
B	1	11	H	5128	0.118
B	1	12	H	5160	0.118
B	1	13	H	5160	0.118
B	1	14	H	5160	0.118
B	1	15	H	5160	0.118
B	1	16	H	5160	0.118
B	1	17	H	5160	0.118
B	1	18	H	5160	0.118
B	1	19	H	5160	0.118
B	1	20	H	5128	0.118
Landscape	1	1	A	3425	0.079
Landscape	1	1	B	3139	0.072

PHASE TWO

LOT TYPE	PHASE	LOT	BLOCK	SQ. FT.	ACRE
A	2	3	A	6998	0.161
A	2	4	A	7015	0.161
A	2	5	A	7031	0.161
A	2	6	A	7048	0.162
A	2	7	A	7065	0.162
A	2	8	A	7081	0.163
A	2	9	A	7098	0.163
A	2	10	A	6879	0.158
A	2	11	A	10178	0.234
A	2	12	A	11166	0.256
A	2	13	A	6125	0.141
A	2	14	A	7948	0.169
A	2	15	A	7335	0.168
A	2	16	A	7318	0.168
A	2	17	A	7301	0.168
A	2	18	A	7285	0.167
A	2	19	A	7268	0.167
A	2	20	A	7251	0.166
A	2	21	A	8008	0.184
A	2	93	B	8042	0.185
A	2	1	C	7935	0.182
A	2	2	C	6625	0.152
A	2	3	C	6625	0.152
A	2	4	C	6625	0.152
A	2	5	C	6625	0.152
A	2	6	C	6625	0.152
A	2	7	C	6625	0.152
A	2	8	C	6625	0.152
A	2	9	C	6625	0.152
A	2	10	C	6625	0.152
A	2	11	C	6625	0.152
A	2	27	C	7575	0.174
A	2	28	C	7688	0.176
A	2	29	C	7779	0.179
A	2	30	C	7233	0.166
A	2	31	C	6625	0.152
A	2	32	C	6625	0.152
A	2	33	C	6625	0.152
A	2	34	C	6625	0.152
A	2	35	C	6625	0.152
A	2	36	C	6625	0.152
A	2	37	C	7428	0.171
A	2	38	C	6674	0.153
A	2	39	C	6945	0.159
A	2	4	D	7741	0.178
A	2	5	D	7082	0.163
A	2	6	D	7646	0.176
A	2	7	D	8193	0.188
A	2	8	D	8716	0.2
A	2	9	D	10178	0.234
A	2	10	D	8622	0.198
A	2	11	D	6625	0.152
A	2	12	D	6625	0.152
A	2	13	D	6625	0.152
A	2	14	D	7459	0.171
A	2	15	D	9525	0.219
A	2	1	E	9982	0.229
A	2	2	E	6832	0.157
A	2	3	E	6630	0.152
A	2	4	E	6625	0.152
A	2	5	E	6625	0.152
A	2	6	E	6625	0.152
A	2	7	E	6625	0.152
A	2	8	E	8001	0.184
A	2	49	G	7900	0.181
A	2	50	G	8306	0.191
A	2	51	G	8711	0.2
A	2	52	G	11207	0.257
Landscape	2	22	A	455	0.01
Landscape	2	94	B	441	0.01

PHASE THREE

LOT TYPE	PHASE	LOT	BLOCK	SQ. FT.	ACRE
A	3	88	B	7330	0.168
A	3	89	B	7314	0.168
A	3	90	B	7298	0.168
A	3	91	B	7283	0.167
A	3	92	B	7267	0.167
A	3	12	C	6660	0.157
A	3	13	C	7328	0.168
A	3	14	C	7797	0.179
A	3	15	C	8266	0.19
A	3	16	C	8735	0.201
A	3	22	C	9810	0.225
A	3	23	C	8456	0.194
A	3	24	C	8236	0.189
A	3	25	C	8015	0.184
A	3	26	C	7795	0.179
A	3	9	E	8001	0.184
A	3	10	E	6625	0.152
A	3	11	E	6625	0.152
A	3	12	E	6625	0.152
A	3	13	E	6625	0.152
A	3	14	E	6625	0.152
A	3	15	E	6625	0.152
A	3	16	E	6625	0.152
A	3	17	E	8764	0.201
A	3	1	F	7534	0.173
A	3	2	F	7054	0.162
A	3	3	F	6964	0.16
A	3	4	F	6964	0.16
A	3	5	F	6964	0.16
A	3	6	F	6964	0.16
A	3	7	F	6964	0.16
A	3	8	F	6964	0.16
A	3	9	F	7670	0.176
A	3	42	G	6625	0.152
A	3	43	G	6625	0.152
A	3	44	G	6625	0.152
A	3	45	G	7826	0.18
A	3	46	G	7716	0.177
A	3	47	G	7662	0.176
A	3	48	G	7494	0.172
C	3	70	B	8190	0.188
C	3	71	B	8190	0.188
C	3	72	B	8196	0.188
C	3	73	B	12915	0.297
C	3	74	B	13373	0.307
C	3	75	B	7647	0.176
C	3	76	B	11193	0.257
C	3	77	B	9768	0.224
C	3	78	B	7216	0.166
C	3	79	B	10743	0.247
C	3	80	B	13109	0.301
C	3	81	B	7707	0.177
C	3	82	B	7269	0.167
C	3	83	B	9468	0.217
C	3	84	B	8620	0.198
C	3	85	B	17272	0.397
C	3	86	B	12475	0.286
C	3	87	B	10730	0.246
C	3	17	C	13663	0.314
C	3	18	C	12364	0.284
C	3	19	C	12108	0.278
C	3	20	C	12996	0.298
C	3	21	C	11556	0.265
C	3	10	F	8697	0.2

PHASE FOUR

LOT TYPE	PHASE	LOT	BLOCK	SQ. FT.	ACRE
A	4	16	G	7706	0.177
A	4	17	G	7286	0.167
A	4	18	G	6432	0.148
A	4	19	G	7570	0.174
A	4	20	G	7037	0.162
A	4	21	G	6625	0.152
A	4	22	G	6625	0.152
A	4	23	G	6625	0.152
A	4	24	G	6625	0.152
A	4	25	G	6625	0.152
A	4	26	G	6625	0.152
A	4	27	G	6625	0.152
A	4	28	G	6625	0.152
A	4	29	G	6625	0.152
A	4	30	G	6625	0.152
A	4	31	G	6625	0.152
A	4	32	G	6741	0.155
A	4	33	G	6741	0.155
A	4	34	G	6625	0.152
A	4	35	G	6625	0.152
A	4	36	G	6625	0.152
A	4	37	G	6625	0.152
A	4	38	G	6625	0.152
A	4	39	G	6625	0.152
A	4	40	G	6625	0.152
A	4	41	G	6625	0.152
A	4	37	B	9776	0.224
A	4	38	B	7278	0.167
A	4	39	B	7032	0.161
A	4	40	B	7455	0.171
A	4	41	B	6390	0.147
A	4	42	B	6390	0.147
A	4	43	B	6390	0.147
A	4	44	B	6390	0.147
A	4	45	B	6391	0.147
A	4	46	B	6391	0.147
A	4	47	B	6391	0.147
A	4	48	B	6391	0.147
A	4	49	B	6391	0.147
A	4	50	B	6392	0.147
A	4	51	B	6392	0.147
A	4	52	B	6392	0.147
C	4	53	B	7886	0.181
C	4	54	B	7165	0.164
C	4	55	B	7640	0.175
C	4	56	B	8190	0.188
C	4	57	B	8190	0.188
C	4	58	B	10018	0.23
C	4	59	B	10459	0.24
C	4	60	B	10573	0.243
C	4	61	B	8482	0.193
C	4	62	B	7983	0.183
C	4	63	B	7921	0.182
C	4	64	B	9045	0.208
C	4	65	B	8190	0.188
C	4	66	B	8190	0.188
C	4	67	B	8190	0.188
C	4	68	B	9490	0.218
C	4	69	B	8190	0.188
C	4	11	F	8190	0.188
C	4	12	F	8190	0.188
C	4	13	F	8190	0.188
C	4	14	F	8190	0.188
C	4	15	F	8190	0.188
C	4	16	F	8190	0.188
C	4	17	F	8779	0.202