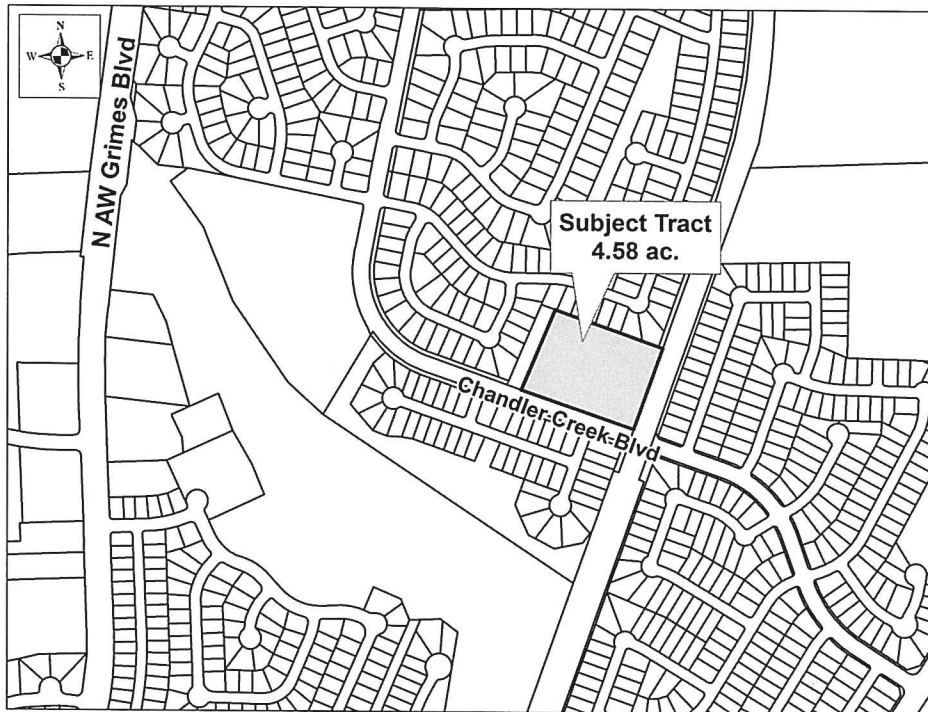


Chandler Creek MUD - Land Use Map Revision
ZONING ZON1604-001



CASE PLANNER: Clyde von Rosenberg

REQUEST: approval of a residential land use designation for single family common lot development

ZONING AT TIME OF APPLICATION: commercial land use designation

DESCRIPTION: 4.58 acres out of the P. A. Holder Survey, Abstract No. 297

CURRENT USE OF PROPERTY: vacant

GENERAL PLAN LAND USE DESIGNATION: commercial

ADJACENT LAND USE:

- North: single family residential
- South: single family residential
- East: former MOKAN right-of-way
- West: single family residential

PROPOSED LAND USE: residential - single family common lot

TOTAL ACREAGE: 4.58

Owner:
Camco Land Ltd
David Trotter
1016 Mopac Circle, Ste. 102
Austin, TX 78746

Agent
HTH Capital
Alastair Jenkin
1016 Mopac Circle, Ste. 102
Austin, TX 78746

Chandler Creek MUD - Land Use Map Revision
ZONING ZON1604-001

HISTORY: As a part of the agreement providing for the City's consent to the creation of the Meadows at Chandler Creek MUD (Municipal Utility District), the MUD's Land Use Plan and revisions to the plan are to be approved by the City. Since the approval of the plan by the City in 1992, there have been five changes approved.

DATE OF REVIEW: May 18, 2016

LOCATION: East of N. A.W. Grimes Blvd.; on the north side of Chandler Creek Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Land Use: The property is located in the City's ETJ (extraterritorial jurisdiction) and land use is governed by the Meadows at Chandler Creek MUD. The Land Use Plan for the MUD designates this tract for commercial use. When the plan was adopted in 1992, the MOKAN Expressway was to be located within the former MOKAN rail right-of-way on the eastern boundary of this tract. Since that time, State Highway 130 has been constructed further to the east and there are no current plans for a roadway within the former rail right-of-way.

Traffic, Access and Roads: The property is located on Chandler Creek Boulevard, off of A.W. Grimes Boulevard (FM 1460).

Additional Considerations: The property is not a likely location for commercial uses since it is internal to the neighborhood and not located at a roadway intersection. It is also too small for a traditional single family development with local streets. The proposal is for single family common lot development to be served by drive aisles with parking along one side. Although significantly smaller than other sites recently approved for this type of development, the site is similar to the other locations because it is not well suited for traditional single family lots.

The developer proposes reduced masonry exteriors as compared with the other similar developments, with 50% masonry instead of 75%. The front and drive aisle-facing sides will be 75% masonry instead of 100%, with up to 50% stucco. Shake style cement based siding will be allowed on 50% of the front facades. There will be no requirement for decorative garage doors and no masonry wall along Chandler Creek Boulevard. Staff supports these standards because the president of the homeowner's association has advocated for them in order to insure that the new homes built are similar in character to the existing neighborhood.

RECOMMENDED MOTION:

Staff recommends approval of the Land Use Plan amendment for the Meadows at Chandler Creek MUD from commercial to residential.

II. DEVELOPMENT PLAN

1. DEFINITIONS

Words and terms used herein shall have their usual force and meaning, or as defined in the City of Round Rock Code of Ordinances, as amended, hereinafter referred to as “the Code.”

2. PROPERTY

This Plan covers approximately 4.893 acres of land, located within the City of Round Rock, Texas, and more particularly described in **Exhibit “A”**.

3. PURPOSE

The purpose of this Plan is to ensure development that: 1) is equal to, superior than and/or more consistent than that which would occur under the standard ordinance requirements, 2) is in harmony with the General Plan, as amended, 3) does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and welfare, 4) is adequately provisioned by essential public facilities and services, and 5) will be developed and maintained so as not to dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use.

4. PERMITTED USES

4.1. Single Family Residential

- (1) The residential housing type shall be single family detached units on a common lot, with each dwelling unit having a private external entrance, private parking, and a private yard area.
- (2) All dwelling units shall be established as condominium units, pursuant to the Texas Uniform Condominium Act, Section 82.001 et. seq., Texas Property Code.
- (3) A maximum of 29 units shall be allowed.
- (4) All aspects not specifically covered by this Plan shall be regulated by the **TH (Townhouse)** regulations in the Code, as amended. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.

5. CONCEPT PLAN

This Plan, as depicted in **Exhibit “B”**, shall serve as the Concept Plan required by Section 36-39 of the Code.

6. DEVELOPMENT STANDARDS

6.1. Exterior Finish

- (1) The exterior finish of all units shall be a minimum of 50% masonry, excluding elements such as doors, windows, trim and accent features.
 - (a) Masonry shall be defined as stone, simulated stone, brick or a minimum of 2-step hard coat stucco.
- (2) The front of all homes and drive aisle-facing side of all corner units shall be 75% masonry, with no more than 50% consisting of 2-step hard coat stucco.
- (3) The front facades of 50% of the total number of units may use shake-style cement based siding, only on non-load bearing elements.
- (4) Horizontally installed cement based siding may be used on rear and side elevations of all units, except as noted in (2) above.

6.2. Yard and Perimeter Fencing

- (1) Single family unit fencing and Perimeter lot fencing shall be constructed of the following materials: brick, stone, reinforced concrete, decorative masonry, wrought iron, tubular steel, redwood or cedar with a minimum picket size of 1” x 6” with metal or wood posts and treated rails, or other equivalent materials approved by the Zoning Administrator.
- (2) The requirement for subdivision walls, according to Section 36-116, shall be met by the construction of fencing of redwood or cedar with brick columns substantially the same as the existing fencing along Chandler Creek Boulevard adjacent to the site.

6.3. Building Setbacks

- (1) The setbacks for any structure within the lot on shall be:
 - (a) 15’ from any public right-of-way
 - (b) 10’ from adjacent property lines

6.4. Parking

- (1) A total of 4 parking spaces per unit are required:
 - (a) 2 garage enclosed parking spaces
 - (b) 2 parking spaces located in front of the garage and outside of the private access drive. Parking spaces shall measure 9’ x 18’.
- (2) Guest parking shall be provided by:
 - (a) Providing for parallel parking on one side of the drive aisle, which requires a drive aisle width equivalent to 30-feet measured ‘face of curb to face of curb’.

6.5. Private Drive Aisles

- (1) A minimum width of 30' from 'face of curb to face of curb' - parallel parking is to be provided on one side; parallel parking subject to City design regulations, including access for emergency vehicles
 - (a) Shall include a four foot (4') wide sidewalk on one side of the drive.
 - (b) Subgrade to be approved by the City of Round Rock according to the Transportation Manual, Section 3 – Pavement Design
 - (c) A private home owners association will be established for the maintenance of the private drive aisles.

6.6. Landscaping

- (1) The landscape development standards outlined in Section 46-195, Landscaping, shall apply, with the following modifications:
 - (a) All development areas, including residential, which include turf shall utilize Drought Tolerant Turf Grasses, as defined by the Code.
 - (b) Plant material shall be of a native and/or adapted species, including those selected from *Native and Adapted Landscape Plants, an Earth-Wish Guide for Central Texas*, created by the Texas Cooperative Extension, Grow Green and the Lady Bird Johnson Wildflower Center.
 - (c) Each single family dwelling unit shall be provided with a minimum of two (2) three-inch (3") caliper large species trees, whether through the preservation of existing trees or planting of three-inch (3") caliper container-grown trees.
- (2) A private home owners association will be established for the maintenance of any landscape and irrigation areas located between the private drive lanes and single family units as well as for all community signage, walls, medians, common open spaces and detention areas.

7. CHANGES TO AGREEMENT AND DEVELOPMENT PLAN

7.1. Minor Changes

Minor changes to this Plan which do not substantially and adversely change this Plan may be approved administratively, if approved in writing by the Director of Planning and Development Services and the City Attorney.

7.2. Major Changes

All changes not permitted above shall be resubmitted following the same procedure required by the original application.

LIST OF EXHIBITS

Exhibit “A”

Survey Field Notes

Exhibit “B”

Concept Plan

4.893 ACRES
P.A. HOLDER SURVEY
ROUND ROCK, TX

EXHIBIT

A

Page 1 of 3

FIELD NOTE FILE: 16.032
PROJECT NO. 397-001
APRIL 12, 2016

FIELD NOTES

BEING A 4.893 ACRE TRACT OUT OF THE P.A. HOLDER SURVEY, ABSTRACT NO. 297, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 275.214 ACRE TRACT (CALLED "TRACT 4") CONVEYED TO CAMCO LAND, LTD., BY DEED OF RECORD IN VOLUME 2491, PAGE 303, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 4.893 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod found in the west line of that certain 74.455 acre tract conveyed to the State of Texas, by Deed of record in Volume 1970, Page 515, of said Official Records, being the east line of said 275.214 acre tract, also being the southeast corner of Lot 1A, Block A, Final Plat Chandler Creek Section 21, a subdivision of record in Volume W, Pages 309-311, of the Plat Records of Williamson County, Texas, for the northeasterly corner hereof;

THENCE, S19°26'17"W, along the west line of said 74.455 acre tract, being the east line of said 275.214 acre tract, at 387.96 feet passing a calculated point from which a 1/2-inch iron rod found at the southeast corner of Lot 20A, Block G, Final Plat Legends Village Section 2, Phase 3, a subdivision of record in Document No. 2011038590, of the Official Public Records of Williamson County, Texas, being in said north right-of-way line, bears S70°38'42"E, a distance of 115.02 feet, and continuing for a total distance of 398.62 feet to a 1/2-inch iron rod with "KBGE" cap set in the north right-of-way line of Chandler Creek Blvd. (70' r.o.w.), for the southeasterly corner hereof;

THENCE, N70°31'25"W, leaving the west line of said 74.455 acre tract, over and across said 275.214 acre tract, along said north right-of-way line of Chandler Creek Blvd., a distance of 547.66 feet to a 1/2-inch iron rod with "KBGE" cap set at the southeast corner of Lot 2, Block J, Final Plat of Chandler Creek Section 19, a subdivision of record in Volume V, Pages 5-8, of said Plat Records, for the southwesterly corner hereof, from which a 1/2-inch iron rod found at an angle point in the south right-of-way line of said Chandler Creek Blvd., being an angle point in the north line of Final Plat of Chandler Creek Section 22, a subdivision of record in Volume Z, Pages 55-57, of said Plat Records, bears S23°09'21"W, a distance of 70.14 feet;

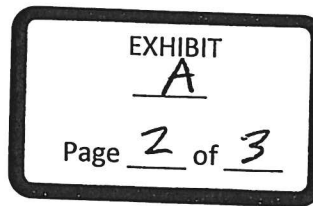
THENCE, N23°09'21"E, leaving said north right-of-way line, continuing over and across said 275.214 acre tract, along the east line of said Lot 2, a distance of 399.44 feet to a 1/2-inch iron rod found at the northeast corner of said Lot 2, Block J, being in the south line of Lot 38A, of said Block A, for the northwesterly corner hereof, from which a 1/2-inch iron rod found at the northwest corner of said Lot 2, Block J bears N70°32'28"W, a distance of 67.96 feet;

RECEIVED

APR 19 2016

CITY OF ROUND ROCK
PLANNING DEPARTMENT

4.893 ACRES
P.A. HOLDER SURVEY
ROUND ROCK, TX



FIELD NOTE FILE: 16.032
PROJECT NO. 397-001
APRIL 12, 2016

THENCE, S70°31'28"E, continuing over and across said 275.214 acre tract, along the south line of said Block A, at 7.18 feet passing a 1/2-inch iron rod found in the east line of said Gas Pipeline Easement of record, at 72.86 feet passing a 1/2-inch iron rod found at the common south corner of Lots 37 and 38, of said Block A, at 501.84 feet passing a 1/2-inch iron rod found at the common south corner of said Lot 1A and Lot 32, of said Block A, and continuing for a total distance of 521.76 feet to the **POINT OF BEGINNING**, and containing 4.893 acres (213,145 square feet) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2011), CENTRAL ZONE,
REFERENCING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE
NETWORK.

I HEREBY CERTIFY THAT THIS DESCRIPTION AND ANY ACCOMPANYING
SKETCHES ARE THE RESULT OF AN ACTUAL ON-THE-GROUND SURVEY
PERFORMED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF APRIL,
2016, AND ARE TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

Witness my hand and seal April 12, 2016

Abram C. Dashner, R.P.L.S. 5901
PROJECT NO. 397-001



EXHIBIT

A

Page 3 of 3

UNDARY EXHIBIT

4.893 ACRES OUT OF THE P.A.
HOLDERS SURVEY, ABSTRACT NO.
297, WILLIAMSON COUNTY, TEXAS

DATE	3/1/2011
TIME	10:15
DATE	3/1/2011
TIME	10:15

1 of 1

SURVEYOR'S CERTIFICATION:
I, ADAM DASHNER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5591, DO
HEREBY CERTIFY THAT THE FOREGOING SURVEY WAS MADE BY ME OR UNDER
MY CLOSE PERSONAL SUPERVISION AND THAT THE CONDITIONS SHOWN HEREON ARE TRUE AND CORRECT TO
THE BEST OF MY KNOWLEDGE AND BELIEF.

ADAM DASHNER
REGISTERED PROFESSIONAL LAND SURVEYOR
105 W. RIVERSIDE DRIVE, SUITE 110
AUSTIN, TX 78704



LEGEND

- IRON ROD FOUND (NOTESIZED)
- 1/2-INCH IRON ROD WITH "MGE" CAP SET
- A CALCULATED POINT
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING

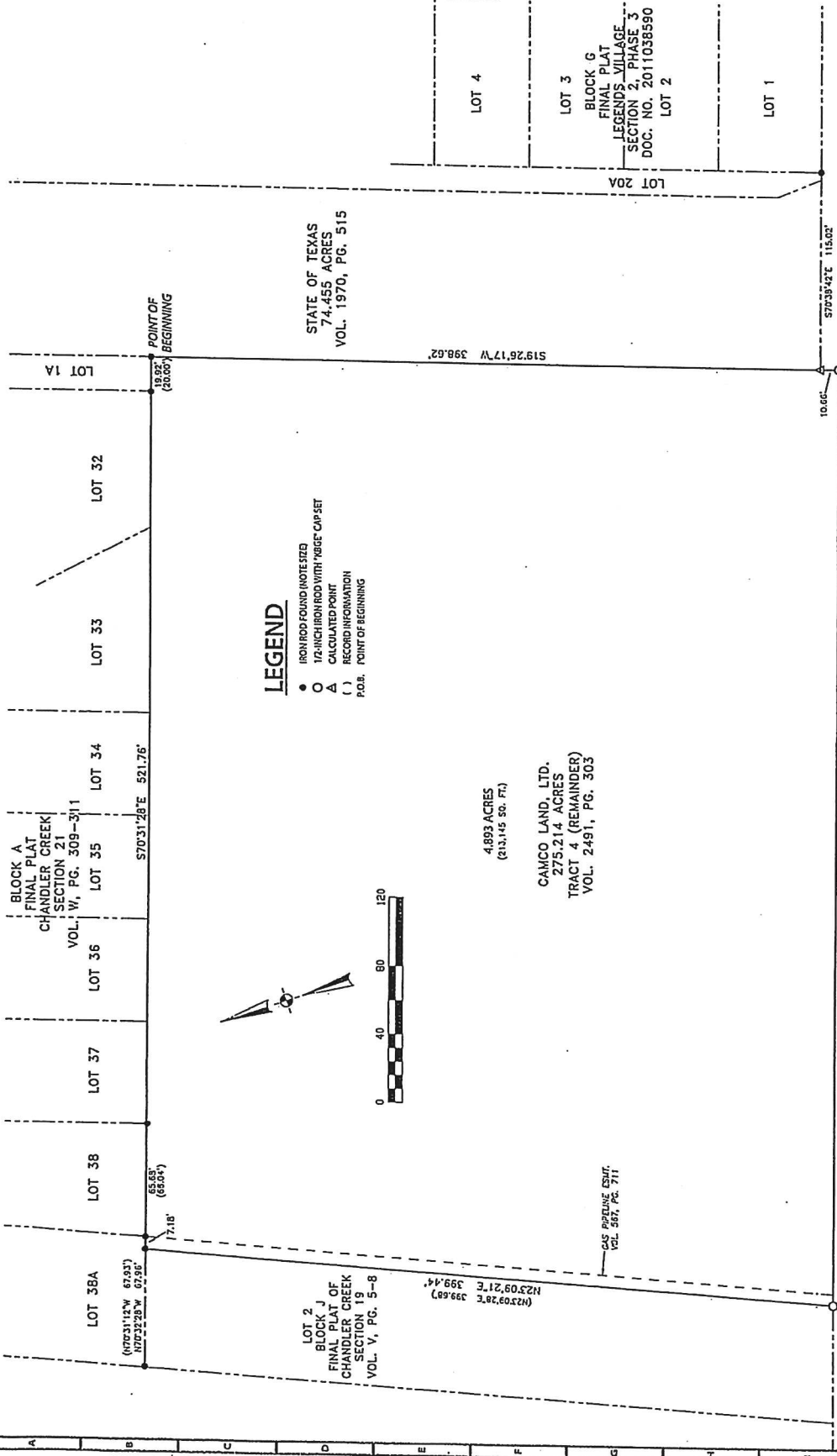
STATE OF TEXAS
74.455 ACRES
VOL. 1970, PG. 515

4.893 ACRES
(213,145 SQ. FT.)

CAMCO LAND, LTD.
275.214 ACRES
TRACT 4 (REMAINDER)
VOL. 2491, PG. 303

CHANDLER CREEK BLVD.
(70' R.O.W.)

NOTES:
1. THE PLACE OF BEGINNING SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM HAS 810012A). CORRAL
ZONE. UNLESS THE LOCAL SURVEYOR CONTINUALLY OPERATING REFERENCE NETWORK
2. THE LOCAL SURVEYOR HAS BEEN ADVISED THAT THE LOCAL SURVEYOR ASSUMES NO
LIABILITY FOR ANY ADVERSE CONSEQUENCES, RESTRICTIONS, OR CONDITIONS THAT MAY AFFECT THE TRACT
SHOWN HEREON.
3. THE TRACT SHOWN HEREON LIES IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.25 ANNUAL
CHANCE FLOODPLAIN), PER FEMA FEDERAL INSURANCE RATE MAP PANEL NO. 48410C0495E, DATED
SEPTEMBER 23, 2005, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.





N/AW Grimes Blvd

**Subject Tract
4.58 ac.**

Chandler Creek Blvd

