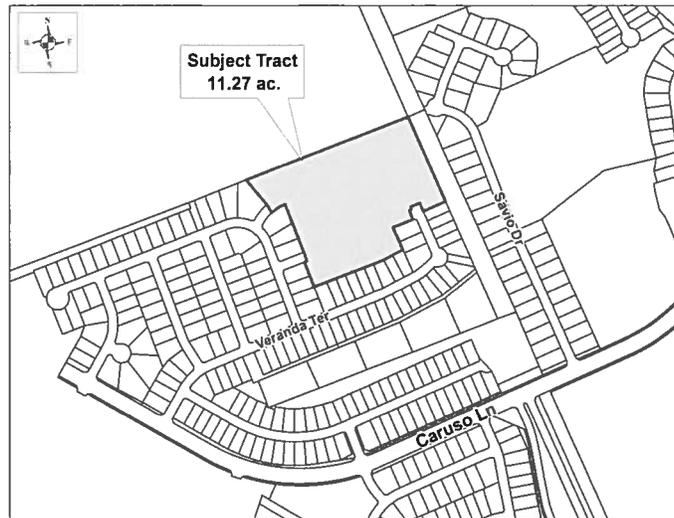


**Vizcaya Ph. 6D
FINAL PLAT FP1803-003**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Final plat for 51 single-family residential lots

ZONING AT TIME OF APPLICATION: PUD 96

DESCRIPTION: 11.27 acres out of the Joseph Mott Survey, Abstract No. 427

CURRENT USE OF PROPERTY:Undeveloped (Zoned PUD 96)

GENERAL PLAN LAND USE DESIGNATION:Residential

ADJACENT LAND USE:

- North: ETJ (Unzoned)
- South: Vizcaya Phase 3F
- East: Vizcaya Phase 2C
- West: Vizcaya Phase 6A

PROPOSED LAND USE: Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	51	9.24
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	2.03
Parkland:	0	0
Other:	0	0
TOTALS:	51	11.27

Owner:
Taylor Morrison of Texas, Inc.
Michael Slack
11200 Lakeline Blvd., Suite 150A
Austin, TX 78717

Agent:
Pape-Dawson Engineers, Inc.
Michael Fisher
10801 N. MoPac Expy., Bldg. 3, Ste. 200
Austin, TX 78759

**Vizcaya Phase 6D
FINAL PLAT FP1803-003**

HISTORY: The Planning and Zoning Commission first approved the Vizcaya preliminary plat on November 20, 2013, under its original name of Avery North. There have been several revisions since, some of which required review by the Commission and some were administrative. The most recent revision was approved by the Planning and Zoning Commission on August 2, 2017.

DATE OF REVIEW: April 18, 2018

LOCATION: East of A.W. Grimes Boulevard and north of University Boulevard

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Vizcaya development consists of approximately 501 acres of land, which is divided into two use districts consisting of approximately 24.9 acres for commercial development and 476.24 acres for residential development. The residential acreage is further subdivided to include an approximate 100 acres of parkland and open space, some of which encompasses the existing flood plain, and a 3-acre fire station site that will ultimately be dedicated to the City of Round Rock. The General Plan designation for this phase is Residential.

For the purposes of this phase, 51 single-family detached standard lots are proposed with a minimum lot size of 6,100 square feet and 50-feet in width. With this plat, there will be a total of 346 standard lots for the subdivision. This proposal complies with the General Plan, Zoning and Subdivision Ordinances, and the approved PUD.

Compliance with the Concept Plan/Preliminary Plat: As shown, this final plat is in compliance with the preliminary plat.

Traffic, Access and Roads: A Traffic Impact Analysis (TIA) has been approved for the overall development. This phase will not require a TIA revision.

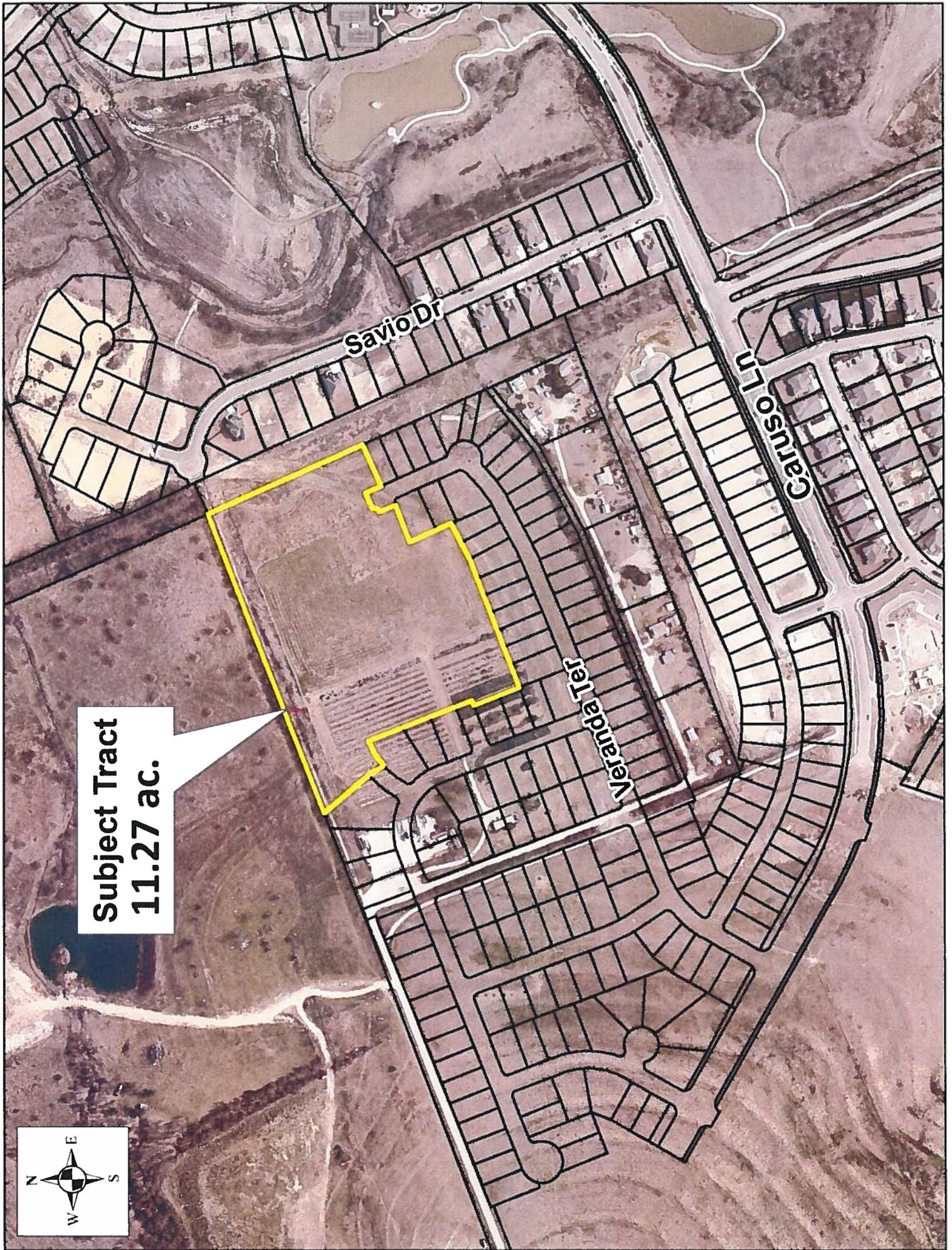
Water and Wastewater Service: Water and wastewater service will be provided by the City.

Drainage: There are no drainage concerns for this phase. Storm water will be captured by curb inlets and conveyed appropriately. Staff will review a more detailed drainage plan prior to permitting.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Prior to recordation, Bocelli Place cul-de-sac shall meet the standard design criteria noted in the street design criteria manual, specifically, Figure 1-23. This shall mean a 50' radius at the face of curb and C5 shall have a radius between 15'-25'.
2. Prior to the recordation of phase 6D, construction of phases 6A, 3E, and 3F must be accepted.
3. Correctly call out the document over the Georgetown right-of-way crossing as a deed. Georgetown is requiring a license agreement before this is utilized as an emergency access. Alternatively, this offsite area depiction with document callout is not needed for plat approval and can be removed.
4. Provide a note: Emergency access across Georgetown right-of-way requires additional authorization from Georgetown above and beyond the deed indicated. Alternatively, this offsite area depiction with document callout is not needed for plat approval and can be removed.
5. Prior to recordation, provide county recordation information for 0.290-acre tract access easement (easement list no. 4). Alternatively, this area depiction with document callout across Lot 43 Block HH is not needed for plat approval and can be removed.
6. Clearly identify north-south easement line work that appears in the center of Veranda Terrace right-of-way from line L4 to Lot 43 Block HH. Provide an identifying callout down near Lot 83.
7. Prior to recordation, provide county recordation information for Vizcaya Phase 3F in the allotted space along the southern boundary.



**Subject Tract
11.27 ac.**

