

**Warner Ranch Ph 2 Sec 5
PRELIM PLAT PP1607-001**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Preliminary Plat approval for 62 attached single-family residential lots

ZONING AT TIME OF APPLICATION: PUD 42

DESCRIPTION: 9.9 acres out of the Memucan Hunt Survey, Abstract No. 314 and WM. Barker Survey, Abstract No. 107

CURRENT USE OF PROPERTY: Undeveloped

GENERAL PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: One residence and a construction office - ETJ (Unzoned)

South: Single-Family - PUD 42

East: Mini Storage - ETJ (Unzoned)

West: Apartments and Single-Family - PUD 42

PROPOSED LAND USE:

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	62	5.77
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	1.39
ROW:	0	2.74
Parkland:	0	0
Other:	0	0
TOTALS:	62	9.9

Owner:
CONTINENTAL HOMES OF TEXAS LP

10700 PECAN PARK BLVD
FOURTH FLOOR, #400
AUSTIN, TX 78750-1227

Agent:
Gray Engineering, Inc.
Jason Reece
8834 N. Capital of Texas Hwy., Ste. 140
Austin, TX 78759

**Warner Ranch Phase 2 Section 5
PRELIMINARY PLAT PP1607-001**

HISTORY: The Warner Ranch PUD (Planned Unit Development # 42) was approved by the City in 1999. It contained 139.83 acres and allowed for single family, multi-family, commercial and business park uses. The PUD was amended in 2002 to add 0.78 acres of land and again in 2013 to replace the business park uses with residential uses and to update the development standards. The PUD was amended in January 2018 to add approximately 5 acres and include single-family attached units instead of standard detached single family and townhouses. The additional approximate 5 acres that were included in the PUD were located in the ETJ and also annexed into the City in 2018. Parcel # 3, as is referenced in the PUD, is a total of 9.90-acres in size. Please note that this preliminary plat is required because it involves land that was annexed and zoned after the other phases of the Warner Ranch residential component were platted.

DATE OF REVIEW: April 18, 2018

LOCATION: East side of Glenn Dr. and west of S. A.W. Grimes Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning:

The General Plan designation for this phase is Residential and the zoning is PUD 42, which also designates this phase for residential purposes. Parcel 3 will be developed in accordance with the TF (Two-Family) base zoning district. This phase will be developed with minimum 3,500 square foot lot sizes and minimum 35 foot lot width. Each unit will be on its own individual lot and will share one wall. The PUD requires that the exterior building materials to be a minimum of 85% masonry, consisting of stone, simulated stone, brick or stucco. The remainder of the exterior may be fiber cement material. A subdivision wall is required to be built along the Glenn Drive adjacent to this phase outside of the right-of-way.

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 will be provided by the City of Round Rock and wastewater service will be provided by Windemere Utility Service Company.

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. Sheet 2 of 7:
 - a. General Notes: Add Note stating: "No portion of this tract is encroached by the Ultimate 1% Floodplain."
 - b. Modify Note 3: "...WILL EXIST ON BLOCK "A" LOTS ALONG GLENN DRIVE FRONTAGE."
 - c. Add to Note 10: The wall shall exist entirely outside of right-of-way.
 - d. Wastewater easement shall extend through to each terminus at the cleanout just outside of the right-of-way limits. This includes alignments within Winnsboro Loop as well.

SAW Grimes Blvd

Subject Tract
9.90 ac.

Glenn Dr

