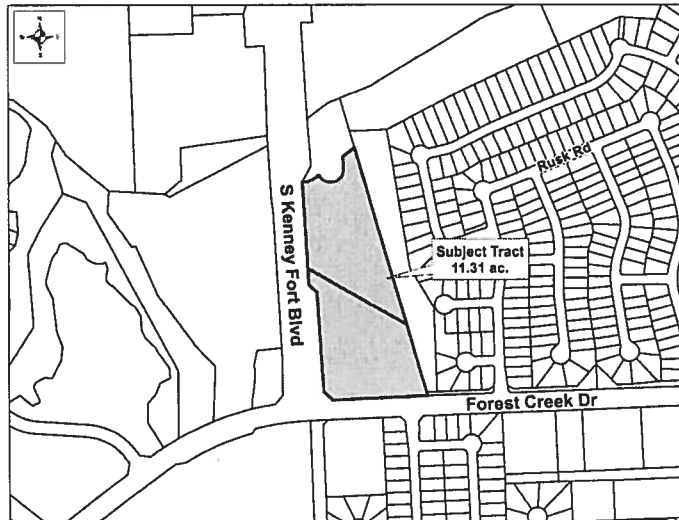


**Sonoma Northwest
PRELIM PLAT PP1904-001**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Preliminary Plat approval to create one (1) development lot

ZONING AT TIME OF APPLICATION: PUD (Planned Unit Development) No. 93

DESCRIPTION: 11.31 acres out of the P.A. Holder Survey, Abstract No. 297

CURRENT USE OF PROPERTY: Vacant and Undeveloped

GENERAL PLAN LAND USE DESIGNATION: The Future Land Use designation is determined by PUD No. 93, which allows for low density multifamily development.

ADJACENT LAND USE:

North: Open Space/Parkland - Zoned PUD (Planned Unit Development) No. 93.

South: Undeveloped Commercial/Single-Family Residential – Zoned C-2 (Local Commercial) & SF-2 (Single-Family Standard Lot)

East: Single-Family Residential – Zoned SF-2 (Single-Family Standard Lot)

West: Multifamily – Zoned PUD (Planned Unit Development) No. 40.

PROPOSED LAND USE: Multifamily

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	1	11.31
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	11.31

Owner:
WHJ, LLC
Ed Horne
8200 N. Mopac, Ste. 300
Austin, TX 78759

Agent:
Green Civil Design, LLC
Kerri Pena
11130 Jollyville Rd., Ste. 101
Austin, TX 78759

**Sonoma Northwest
PRELIMINARY PLAT PP1904-001**

HISTORY: The Sonoma Northwest PUD (Planned Unit Development) No. 93 was approved by the City Council on August 23, 2012. An amendment to the PUD was approved by the City Council on October 25, 2018. The PUD contains 11.31 acres for multifamily development regulated by the specific PUD requirements and the MF-1 (Multifamily-Low Density) Zoning District.

DATE OF REVIEW: May 1, 2019

LOCATION: Northeast corner of S. Kenney Fort Blvd. and Forest Creek Dr.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use designation is determined by PUD No. 93, which allows low density multifamily development. The property is zoned PUD No. 93, which allows a multifamily low-density land use with a maximum of 120 residential units and a maximum height of two (2) stories. Specific development standards are included in the PUD for development. For those development standards not mentioned in the PUD, the MF-1 zoning district development standards apply.

Compliance with the Concept Plan: As shown, the Preliminary Plat is in compliance with the lot depicted in the Concept Plan for PUD No. 93, as amended.

Traffic, Access and Roads: The subject tract will have one driveway access on S. Kenney Fort Boulevard and one along Forest Creek Drive, which will be aligned with the existing median opening. Driveway locations will be finalized at the site plan stage. A Traffic Impact Analysis (TIA) was deemed not necessary, as the proposed density will generate traffic that can be accommodated by the capacity of the access roads.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The subject tract will be served via an existing 12-inch water line on the eastern side of Kenney Fort Boulevard. Wastewater service will be acquired by tying into an existing manhole on the eastern side of Kenney Fort Boulevard. This manhole feeds into an existing 8-inch wastewater line that flows from east to west of the site.

Drainage: A flood study (FLOOD1812-0001) was required for the proposed development and it was reviewed and approved by City staff on April 2, 2019. Staff will review a more detailed drainage plan prior to site development plan permitting.

RECOMMENDED MOTION:

Staff recommends approval with the following condition:

1. Move the P&Z approval date from plat note number 7 and include it in the "Date of Planning and Zoning Commission Review:___" in the site information section at the bottom of the sheet.



S Kenney Fort Blvd

Rusk Rd

**Subject Tract
11.31 ac.**

Forest Creek Dr

