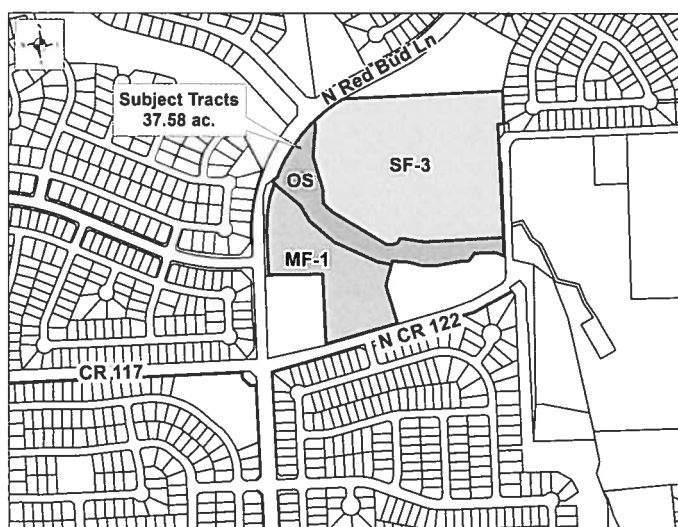


Chester Ranch Subdivision CONCEPT PLAN CP2001-002



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of a concept plan

ZONING AT TIME OF APPLICATION: unzoned - treated as AG (Agricultural)

DESCRIPTION: 37.58 acres out of the Robert McNutt Survey, Abstract No. 422

CURRENT USE OF PROPERTY: agriculture

GENERAL PLAN LAND USE DESIGNATION: residential

ADJACENT LAND USE:

North: ETJ - single family

South: C-2 (Local Commercial), OF-1 (General Office) and PUD (Planned Unit Development) No. 98 - day care, undeveloped and single family

East: ETJ - single family and agriculture

West: ETJ - single family

PROPOSED LAND USE: single family and low density multifamily

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	22.78
Residential - Multi Unit:	0	8.8
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	6
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	0	37.58

Owner:

Madsen Joyce Trustee of The Madsen Family
Revocable Trust
1501 N. County Road 122
Round Rock, TX 78665

Agent:

Bleyl Engineering
Steve Ihnen
125007 Technology Blvd., Ste. 150
Austin, TX 78727

Chester Ranch Concept Plan CP2001-002

HISTORY: The property, 37.58 acres, was annexed into the City in 2006, as a part of a larger annexation area. A small portion of the property was zoned in 2007 to C-2 (Local Commercial) and OF-1 (General Office).

DATE OF REVIEW: February 19, 2020

LOCATION: North east of the intersection of CR 117 and Red Bud Ln.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designates the site for residential. Most of the site, approximately 30 acres, is un-zoned, while approximately 8 acres are zoned for C-2 (Local Commercial) or OF-1 (General Office).

Traffic, Access and Roads: The site has access to both County Road 122 and N. Redbud Lane. The concept plan indicates that there will be public street connections to N. Redbud Lane and to County Road 122 on the east side of the property. The southern side of the property also has frontage on County Road 122. A TIA (Traffic Impact Assessment) has been approved by the City and the project will be required to contribute a pro rata share of funding toward a future traffic signal at the intersection of N. Redbud Lane and County Road 122 / County Road 117 and for intersection improvements at N. Redbud Lane and Old Settlers Blvd. (US 79).

Water and Wastewater Service: The project proposes connections to existing water lines along N. Redbud Lane and along County Road 122. Wastewater will be discharged into an existing sewer line located in McNutt Creek.

Drainage: The site drains to McNutt Creek and stormwater detention will be required.

RECOMMENDED MOTION:

Staff recommends approval of the Chester Ranch Concept Plan.



Subject Tracts
37.58 ac.

N Red Bud Ln

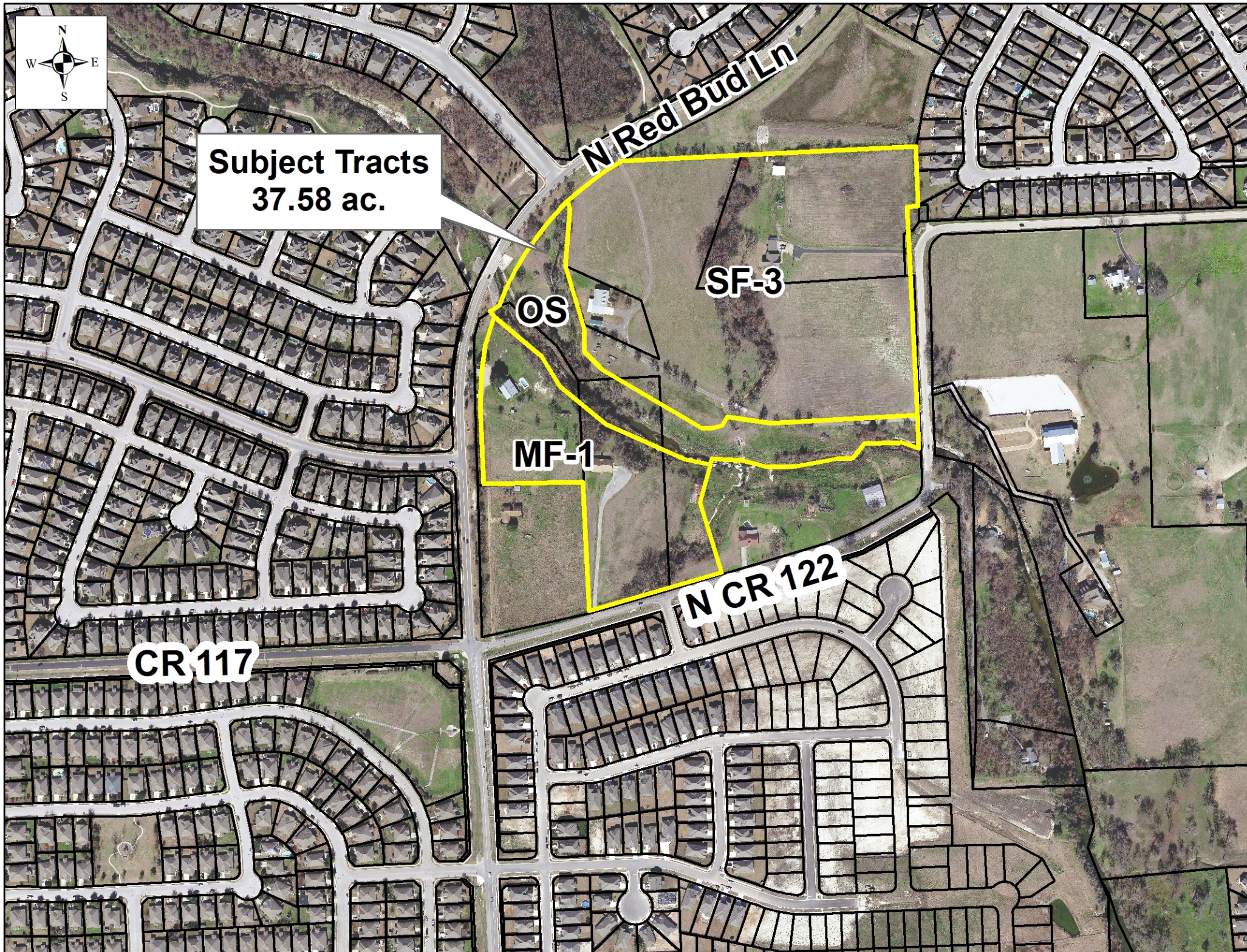
SF-3

OS

MF-1

N CR 122

CR 117



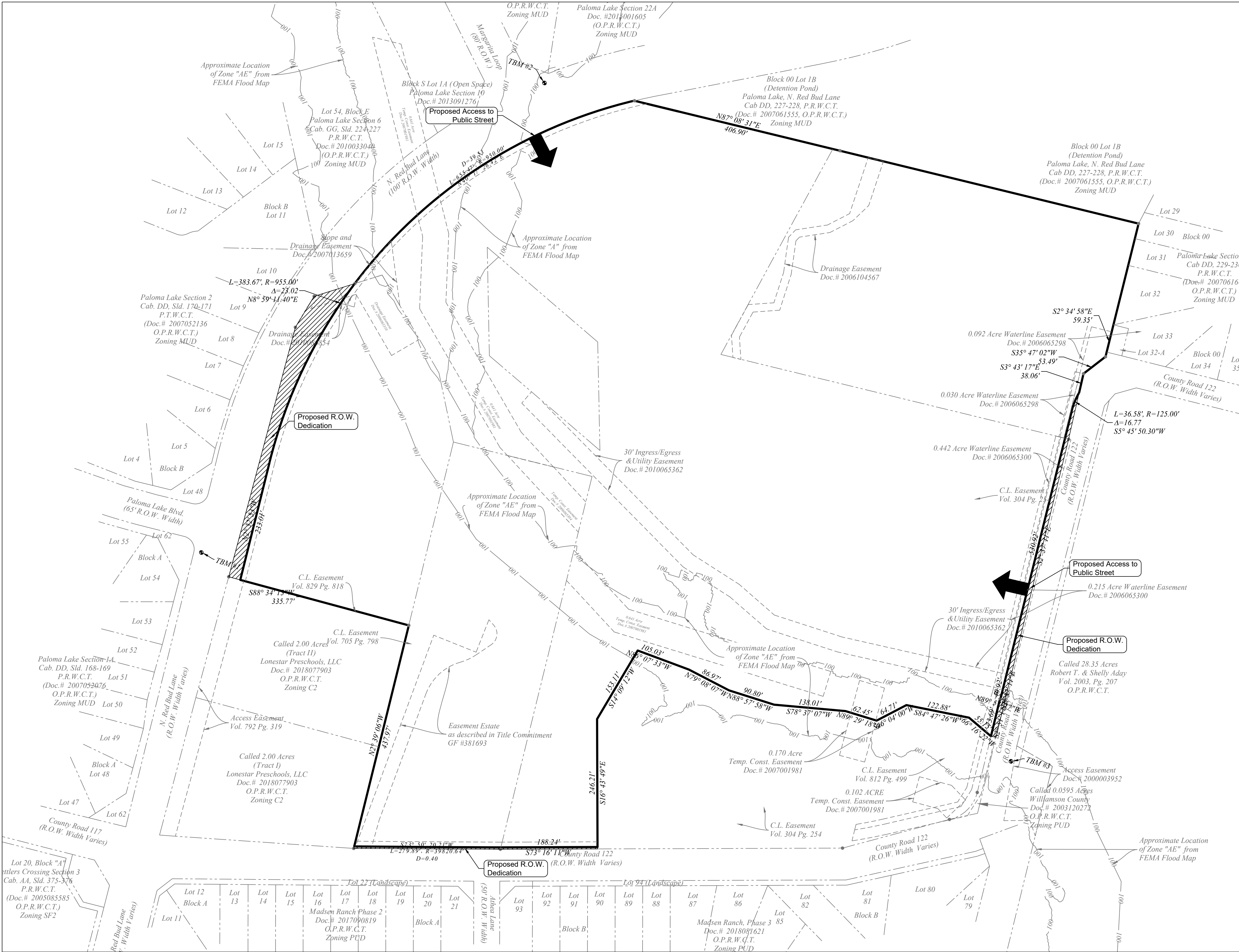
ORIGINAL LAYOUT SIZE - 24X36

©2020 H:\JOBFILES\SIG\NATURE\SIG 18035 RED BUD LN\PROJECT\LOT SHEETS CONCEPT PLAN\DIMENSIONAL CONTROL PLAN.DWG 2/13/2020 Cwtizel

Owners	
Property – R056261,	Madsen Joyce Trustee of the Madsen Family Revocable Trust 1501 CR 122 N, Round Rock, Tx 78665
Property – R396389,	Madsen, Larry & Nancy 1807 N CR 122, Round Rock, Tx 78665
Property – R056262,	Madsen, Lesly 1875 N CR 122, Round Rock, Tx 78665
Property – R050883,	Madsen, Lesly 1875 N CR 122, Round Rock, Tx 78665
Property – R056263,	Madsen, Ronald & Janette 1455 N CR 122, Round Rock, Tx 78665
Property – R050815,	Madsen, Ronald 1455 N CR 122, Round Rock, Tx 78665
Property – R056273,	Jarl, Duval C 1407 N CR 122, Round Rock, Tx 78665
Developer:	Pinehurst Builders LLC 4700 Snake Eagle Cv Austin, TX 78738 (217) 202-1248 Contact: Steve Meid
Surveyor:	4Ward Land Surveying 2201 Woodward Street, Ste 2201 Austin TX 78744 (512) 537-2384 Contact: Jason Ward
Submittal Date:	1/21/2020
Date of Planning and Zoning Commission Review:	2/19/2020
Benchmark Description & Elevation with Vertical Datum and Geoid:	BM #1 - Square cut on top of a concrete curb inlet on the west side of N. Red Bud Lane, and being at the southwest corner of the intersection of N. Red Bud Lane and Paloma Lake Boulevard, bieng +/- 70' west of the most westernly southwest corner of the subject tract. Elevation = 686.73' BM #2 - Square cut on top of concrete curb inlet on the west side of N. Red Bud Lane, and being at the northwest corner of the intersection of N. Red Bud Lane and Margarita Loop, bieng +/- 176' west of the northwest corner of the subject tract. Elevation = 677.26' BM #3 - Square cut on the southeast corner of a concrete bridge structure, being on the east side of County Road 122, and being approximately 88' northeast of a 1/2" iron rod with "Williamson County" cap found at a point of curvature in the northwest right-of-way line of said county road 122, and being a point of curvature in the southeast line of the subject tract. Elevation = 658.14'
Patent Survey:	Robert McNutt Survey
Engineer:	Garrett-Ihnen Civil Engineers A Bleyl Engineering Company 12007 Technology Blvd, Ste 150 Austin, TX 78727 (512) 454-2400 Contact: Steve Ihnen, P.E.



Location Map
Not to Scale



Benchmark

Property Pin

Existing Easement

FEMA 100 yr Flood Plain

Property Line

Adjacent Property Line

Proposed Easement

Proposed ROW Dedication

A portion of this tract is within the boundaries of the 100 year flood plain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM panel #48491C0515F, dated December 20, 2019 for Williamson County.

ROW to be dedicated to the City of Round Rock

Proposed Public Street Connection Points are subject to approval on the Preliminary Plat

A second point of access, meeting all criteria of the most recently adopted Fire Code, as amended, shall be required on all plats of residential subdivisions containing greater than 29 dwelling units.

4700 Snake Eagle Cv
Austin TX 78738
(217) 202-1248

PINEHURST HOMES

BLEYL ENGINEERING

PLANNING • DESIGN • MANAGEMENT

12007 Technology Blvd, Ste 150, Austin TX 78727

Texas Firm Registration No. F-678

Tel 512-454-2400

www.bleylengineering.com

AUSTIN

BRYAN

CONROE

HOUSTON

Concept Plan

Chester Ranch
1807 N. County Road 122
Round Rock, Texas 78665
Williamson County

Design: CGW, AE

CAD: AE Review: JKR

Project No: SIG 70140

Sheet: 1 of 1

CP-2001-002