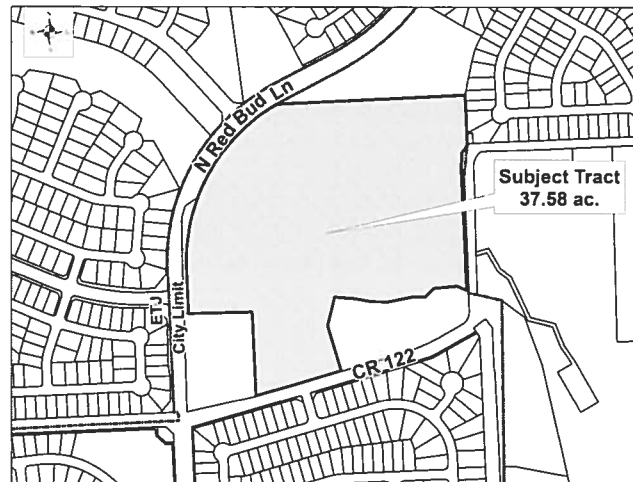


**Chester Ranch
PRELIMINARY PLAT
PP2007-001**

**CASE PLANNER: JUAN ENRIQUEZ**

REQUEST: Preliminary Plat approval to create 96 development lots, 4 right-of-way lots, and 10 open space, parkland, detention pond and drainage lots.

ZONING AT TIME OF APPLICATION: SF-3 (Single-Family – Mixed Lot), OS (Open Space) and PUD No. 119

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

CURRENT USE OF PROPERTY: Rural single family residences and agriculture

COMPREHENSIVE PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: Paloma Lake Detention Pond - (ETJ, Unzoned)

South: Single family residence, County Road 122 Right-of-Way, and Madsen Ranch Residential Subdivision - C-2 (Local Commercial), Unzoned and PUD (Planned Unit Development) No. 98

East: Single Family and Agriculture (ETJ and Unzoned)

West: Red Bud Lane Right-of-Way/Single Family (Paloma Lake Subdivision) - (Unzoned and Paloma Lake MUD#1)

PROPOSED LAND USE: Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	96	23.73
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	4	5
Parkland:	0	0
Other:	10	8.85
TOTALS:	110	37.58

Owner:
Madsen Joyce Trustee of the Madsen Family
Revocable Trust
1501 N County Road 122
Round Rock, TX 78626

Agent:
Bleyl Engineering
Steve Ihnen
12007 Technology Blvd., Ste. 150
Austin, TX 78727

Chester Ranch
PRELIMINARY PLAT PP2007-001

HISTORY: This 37.58-acre tract was annexed into the City in 2006, as part of a larger annexation. On February 19, 2020, the Planning and Zoning Commission approved the Concept Plan (CP2001-002) for this tract. On March 26, 2020, the City Council approved the SF-3 (Single-Family – Mixed Lot) and OS (Open Space) zoning districts for the northern portion of this tract. On April 9, 2020, the City Council approved PUD No. 119 (Planned Unit Development) for the southern portion of this tract to allow single family residential development on a common lot.

DATE OF REVIEW: September 2, 2020

LOCATION: Northeast of the intersection of CR 122 and Red Bud Ln.

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan and Zoning: The Comprehensive Plan designates the tract for residential purposes. There are two zoning districts within the northern part of this subdivision. There is an OS (Open Space) area comprised of approximately 6 acres along McNutt Creek which separates the northern portion of the site from the southern portion. The majority of the northern portion of the subdivision is zoned SF-3. The SF-3 zoning district provides for three sizes of single-family lots: Estate lots of at least 10,000 square feet, Standard lots of at least 6,500 square feet and Small lots of at least 5,000 square feet. The district is designed to provide a minimum of the three lot size compositions, with at least 40% of the total number consisting of estate lots and 30% consisting of standard lots, with small lots limited to 30%. A subdivision may contain fewer estate lots or more small lots than outlined above if it has a connectivity index of 1.4 or greater and includes certain design features.

This Preliminary Plat has 95 single family lots, with 13 estate lots (13.68%), 35 standard lots (36.84%) and 47 small lots (49.47%) with a connectivity index of 1.44. This subdivision will also include arterial and collector road landscaping, enhanced detention facilities and bridge/culvert design, usable open spaces which exceed the parkland requirement and natural stone subdivision walls for the design features.

The southern portion of the tract is zoned PUD No. 119 and allows single family detached units on a common lot regulated by the TH (Townhouse) zoning district. Private drive aisles will provide access to the units.

Compliance with the Concept Plan: As shown, this Preliminary Plat is in compliance with the approved Concept Plan (CP2001-002).

Traffic, Access and Roads: The site will have access to both County Road 122 and N. Red Bud Lane. The southern side of the property also has frontage on County Road 122. A TIA (Traffic Impact Analysis) 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. Red Bud Lane and County Road 122 and for intersection improvements at N. Red Bud Lane and Old Settlers Blvd. (US 79).

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

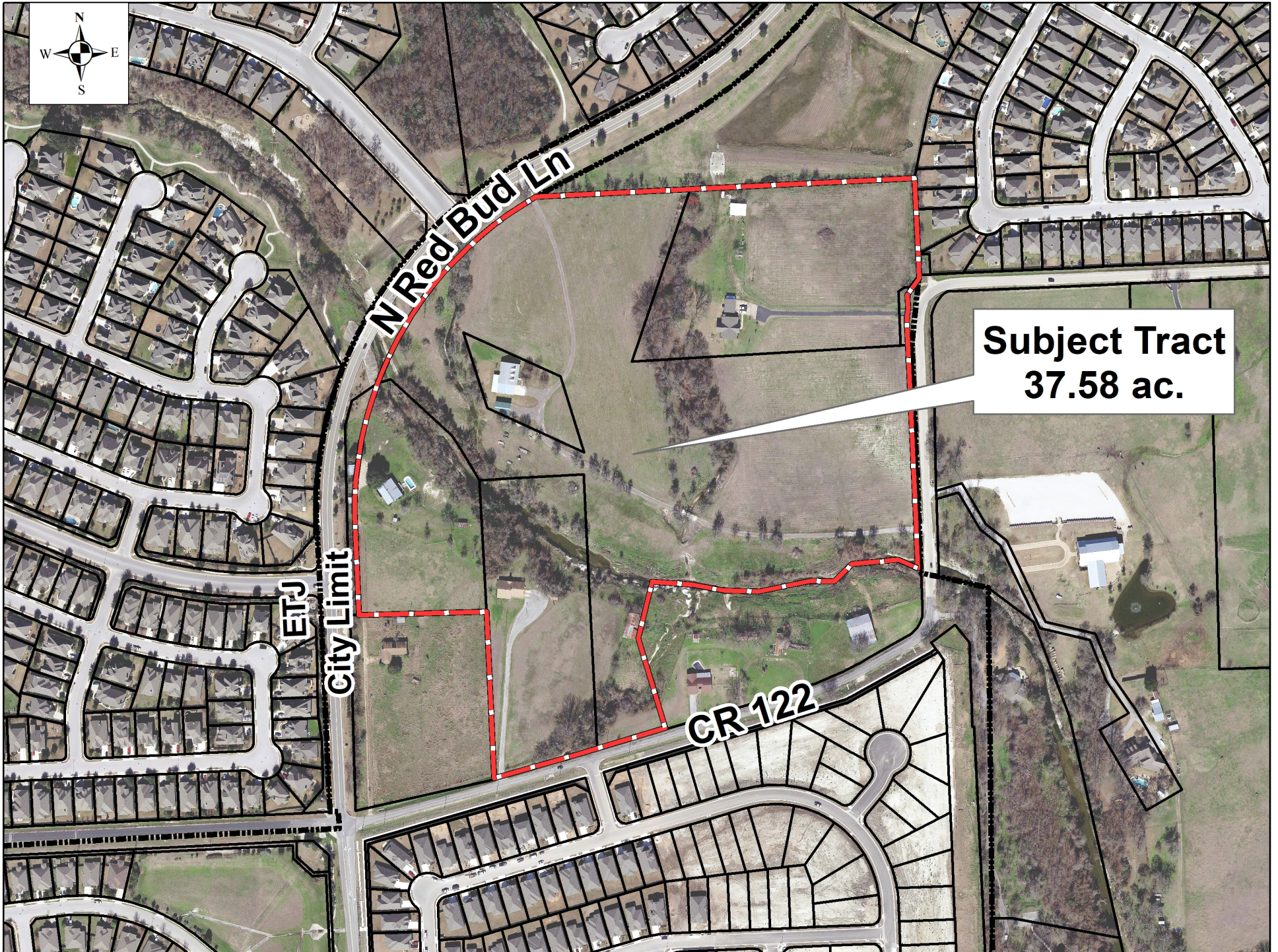
Drainage: The SF-3 zoned portion of the subdivision will have two detention ponds that will discharge to McNutt Creek. Runoff associated with drainage in the PUD zoned portion of the subdivision will be conveyed via inlets to the detention ponds.

Chester Ranch
PRELIMINARY PLAT PP2007-001

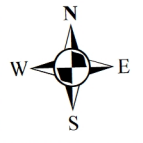
RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. The applicant shall provide the Planning & Development Services Department (PDS) an approved flood study prior to submitting a final plat application.
2. Prior to approval of a final plat for phases that require floodplain adjustments, e.g. Phases 1 and 3, the developer/Engineer shall provide evidence of receipt by FEMA (Federal Emergency Management Agency) of an application for a CLOMR (Conditional Letter of Map Revision).
3. Prior to recordation of a final plat for phases that require floodplain adjustments, e.g. Phases 1 and 3, the applicant must provide to the City evidence of approval of the CLOMR (Conditional Letter of Map Revision).
4. Prior to final acceptance of the subdivision improvement or issuance of building permits for phases that require floodplain adjustments, the applicant must provide to the city evidence of final acceptance by FEMA (Federal Emergency Management Agency) of the CLOMR (Conditional Letter of Map Revision), and a letter of acknowledgement by FEMA (Federal Emergency Management Agency) of a complete application for a LOMR (Letter of Map Revision).
5. Clearly depict limits of existing drainage easements with recordation.
6. Depict the Neighborhood Box Unit for Block C, Lot 22 open space and remove "mailbox" reference from label.
7. Confirm that Jack Ln. & Margarita Drive are perpendicular or within allowable tolerance of the City's Transportation DACS (Design and Construction Standards).
8. Depict access easement or provide notation for Operations and Maintenance equipment ingress/egress to channel and creek at Block A, Block B, Block C, and Lot D.
9. Revise easement dedication note to state proposed easement and remove the recordation space for all.
10. For clarity purposes, rectify all overlapping text.



**Subject Tract
37.58 ac.**



City Limit

ETJ

N Red Bud Ln

CR 122

Street Summary Table					
Street Name	Classification	R.O.W. Width	Sidewalk	Pavement	Length
Margarita Drive	Collector	65'	4' - Each Side	30' FOC-FOC	390.15
Margarita Drive	Local Residential	50'	4' - Each Side	30' FOC-FOC	1,222.79
Carson Circle	Local Residential	50'	4' - Each Side	30' FOC-FOC	1,473.36
Jack Lane	Local Residential	50'	4' - Each Side	30' FOC-FOC	811.74
Total Linear Feet of New Street					3,898.04

Black Wolf Ls 18
(Deception Pond)
Homa Lake, N. Red Bud Lake
Sub D2: 227-228, P.B.W.C.T.
2007061555, O.P.R.W.C.T.
Zoning MUD

Red Bud Tributary
WSE Entering Site
U100 = 667.96'

Lot 11
MFFE: 680.40

Lot 12
CORR Drainage Lot
to be dedicated
by Plat

Lot 13
MFFE: 680.40

Lot 14
MFFE: 680.40

Lot 15
MFFE: 680.40

Lot 16
MFFE: 680.40

Lot 17
MFFE: 680.40

Lot 18
MFFE: 680.40

Lot 19
MFFE: 680.40

Lot 20
MFFE: 680.40

Lot 21
MFFE: 680.40

Lot 22
MFFE: 680.40

Lot 23
MFFE: 680.40

PH 2

Red Bud Tributary
WSE Exiting Tributary
U100 = 667.20'

SF-3 Pond 1
5,423 SF

Lot 10
CORR Drainage Lot
to be dedicated
by Plat

Lot 11
MFFE: 669.20

Lot 12
MFFE: 669.20

Lot 13
MFFE: 669.20

Lot 14
MFFE: 669.20

Lot 15
MFFE: 669.20

Lot 16
MFFE: 669.20

Lot 17
MFFE: 669.20

Lot 18
MFFE: 669.20

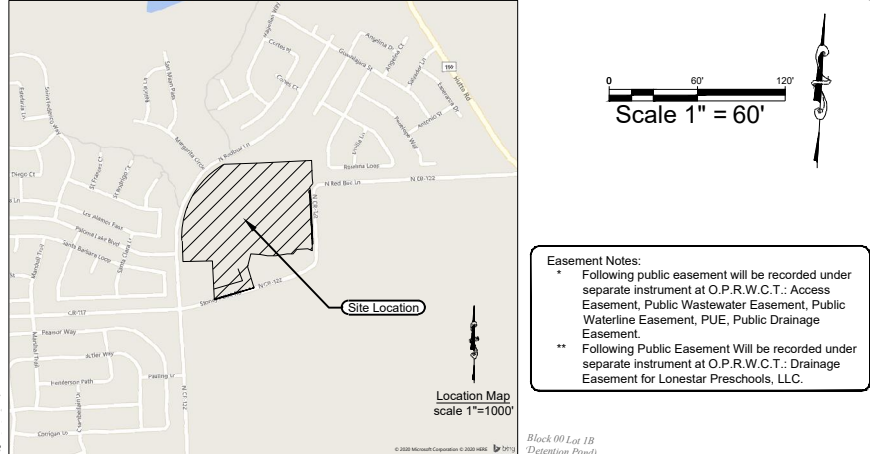
Lot 19
MFFE: 669.20

Lot 20
MFFE: 669.20

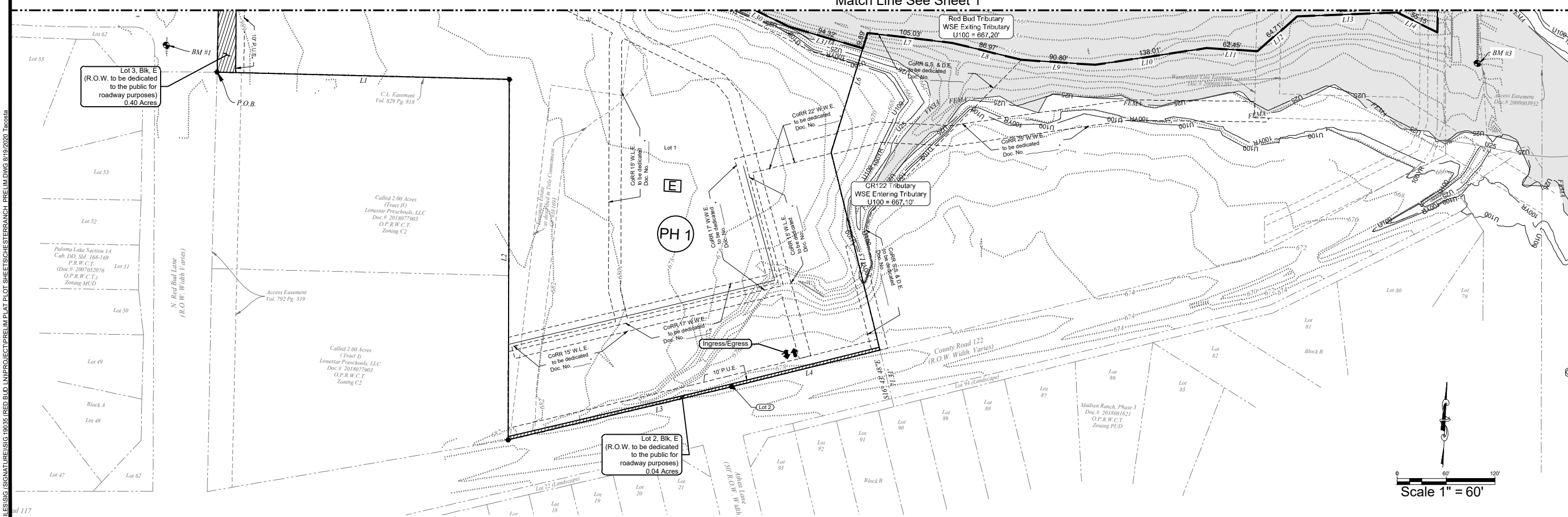
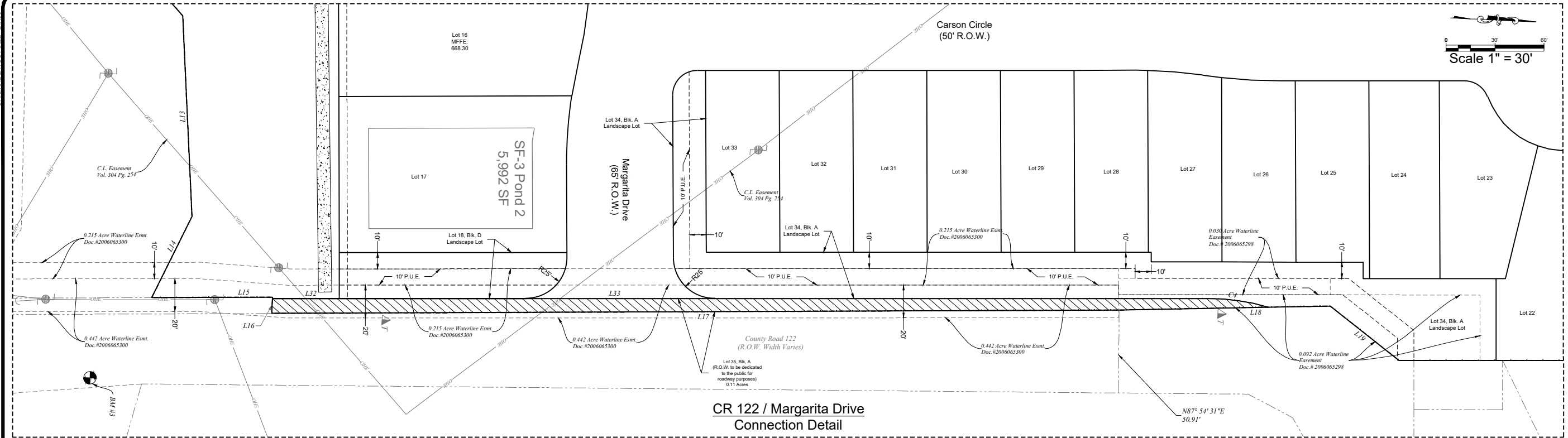
Lot 21
MFFE: 669.20

Lot 22
MFFE: 669.20

Lot 23
MFFE: 669.20

[illegible]

ORIGINAL LAYOUT SIZE: 24X36



Easement Notes:
* Following public easement will be recorded under separate instrument at O.P.R.W.C.T.: Access Easement, Public Wastewater Easement, Public Waterline Easement, PUE, Public Drainage Easement.
** Following Public Easement Will be recorded under separate instrument at O.P.R.W.C.T.: Drainage Easement for Lonestar Preschools, LLC.

Revision	Date	By	App	Comment

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

Preliminary Plat and Phasing
Chester Ranch Preliminary Plat
Round Rock, Texas 78665
Williamson County

AUSTIN **BRYAN** **CONROE** **HOUSTON**

Design: PD, CS
CAD/AE, TA, CS Review: PD
Project No: SIG 19035
Sheet: **2** of **3**
PP2007-001

STEVEN L. HENEN
REGISTERED PROFESSIONAL ENGINEER
81978
8/19/20

