City of Round Rock

Legislation Details (With Text)

File #:	2016-3666		
Type:	Resolution	**Status:**	Passed
File created:	7/18/2016	**In control:**	City Council
On agenda:	8/11/2016	**Final action:**	8/11/2016
Title:	Consider a resolution authorizing the Mayor to execute an Alternative Standards Agreement with the Estate of David G. Carlin. et al.		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Resolution, 2. Exhibit A, 3. Map, 4. Aerial		

Date	Ver.	Action By	Action	Result
8/11/2016	1	City Council	approve	Pass

Consider a resolution authorizing the Mayor to execute an Alternative Standards Agreement with the Estate of David G. Carlin. et al.

The subject resolution authorizes the Mayor to sign an Alternative Standards Agreement for an assemblage of parcels totaling approximately 4.32 acres.

Alternative standards agreements are authorized in Section 36-123 of the Round Rock Code of Ordinances. Alternative Standards are allowed to be created when the unique nature of the land being platted requires departure from the strict application of subdivision design and construction standards. If this resolution is passed, authorizing the Mayor to sign the agreement, the applicant would then have to plat the property based on the terms of the agreement. Per the text of the agreement, the platting required would be a replat of the existing lots. After the plat has been approved through the Planning and Zoning Commission, the plat and the signed alternative standards agreement would be filed simultaneously with Williamson County. If the applicant fails to gain approval of the replat within 12 months of the date of the agreement, the agreement shall be terminated. It is also stated in the Alternative Standards Agreement that no subsequent replat increasing the density of the area covered in the agreement may be approved without the city approving the termination of the agreement.

The specific reason for the creation of the proposed agreement concerns the existing condition of the subject area. The haphazard manner in which development has occurred does not reflect the existing lot configuration, resulting in instances of multiple residential structures on a single lot. Some of the properties also have substandard road access and lack connections to water and sewer utilities. To address these issues, the Carlin Alternative Standards Agreement sets specific alternate standards for development of the property in the areas of street rights-of-way, sidewalk construction, building permitting, water and wastewater systems, and street lighting and easements. The agreement also requires the demolition of one house within the boundary of proposed lot 4 within 60 days of the execution of the agreement.

Staff Recommends approval