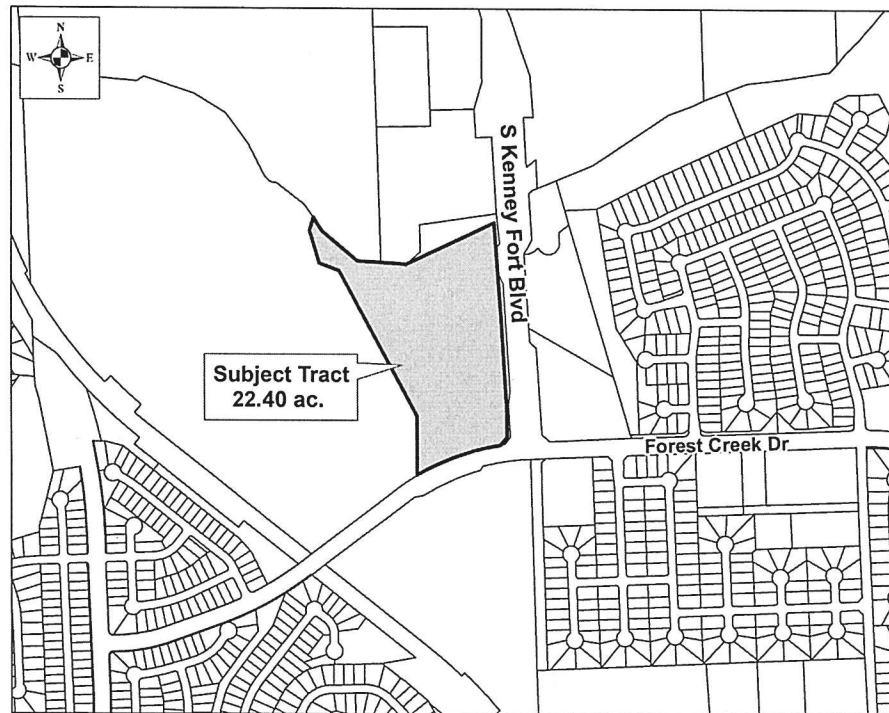


**Kenney Crossing**  
**FINAL PLAT    FP1501-006**



**CASE PLANNER:** Ashley Lumpkin

**REQUEST:** Request approval of the Final Plat.

**ZONING AT TIME OF APPLICATION:** PUD 40

**CURRENT USE OF PROPERTY:** Undeveloped

**GENERAL PLAN LAND USE DESIGNATION:** Residential

**ADJACENT LAND USE:**

- North: Brushy Creek, Business Park (undeveloped) and PUD 97 (allowing for single-family residential)
- South: Forest Creek ROW, existing single-family residential (zoned SF-2, Single Family - Standard Lot)
- East: Kenney Fort Blvd ROW and PUD 93 (undeveloped)
- West: Future Kenney Fort Subdivision (Zoned PUD 97 allowing single-family residential)

**PROPOSED LAND USE:** Multi-family, commercial, and parkland

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0.00
Residential - Multi Unit:	1	15.27
Office:	0	0.00
Commercial:	1	0.94
Industrial:	0	0.00
Open/Common Space:	2	6.19
ROW:	0	0.00
Parkland:		
Other:	0	0.00
<b>TOTALS:</b>	<b>4</b>	<b>22.40</b>

**Owner:**  
Round Rock Ranch, Ltd.  
c/o Timmerman  
2490 FM 685  
Hutto, TX 78634

**Agent**  
Civile LLC  
Lawrence M. Hanrahan, P.E.  
8240 N. Mopac Expy., Ste. 125  
Austin, TX 78759

**Kenney Crossing  
FINAL PLAT      FP1501-006**

**HISTORY:** The Planning and Zoning Commission approved the Preliminary Plat in December 2014.

**DATE OF REVIEW:** April 15, 2015

**DESCRIPTION:** 22.40 acres out of the P.A. Holder Survey A-297.

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

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The proposed development consists of approximately 22.4 acres of land, which is divided into three uses: approximately 15.2 acres for a 248-unit multi-family development, an approximate one acre lot for commercial development, and 6.2 acres for parkland.

The approved PUD is vested under the former multifamily (MF) zoning district and the PUD 40 minimum standards, but after meeting with City staff the developer has agreed to meet some of the new MF-2 district requirements for most buildings, including exterior wall materials and exterior stairwell treatments facing the right-of-way. The buildings will be faced with anywhere from 65% - 82% masonry, and the remainder will be horizontally-installed cement based siding. The exterior stairwells will be pulled into the interior of the building as much as possible in order to minimize their external visibility, while still meeting fire code requirements.

Additionally, compromises regarding parking were reached that will allow the developer to reduce the amount of required parking in order to save as many protected trees as possible. The PUD parking requirement was significantly higher than the MF-2 requirement, so the developer will meet the MF-2 quantity requirement. The MF-2 district has a requirement on the number of garage-enclosed parking spaces, which the developer is not required to fulfill. However, the developer has proposed to provide a minimum of 66 enclosed garage spaces and 114 covered spaces as shown on their preliminary site plan submittal.

The Final Plat, as proposed, is in conformance with the approved Preliminary Plat as well as the Zoning and Subdivision Ordinances. The approved PUD modified the General Plan land use designation to allow for multi-family, open space, and commercial development.

Traffic, Access and Roads: The scope of the proposed plat did not necessitate a TIA update at this time. Should the smaller commercial lot at the corner propose a use that warrants a TIA, the developer is aware an updated TIA or potentially a new TIA for the commercial site may be required during site development. In addition, access is restricted to a single driveway along Forest Creek Blvd. The final location of that driveway will be determined during the site planning process, and there is a plat note reiterating the restriction.

Water and Wastewater Service: Water and wastewater service will be obtained by extending existing lines within Forest Creek Drive and within Kenney Fort Blvd. The development proposes to align extensions within the existing sleeves in the right-of-way to avoid boring or cutting the roadway.

**Kenney Crossing  
FINAL PLAT      FP1501-006**

Drainage: The site contains both 1% annual chance floodplain and ultimate 1% annual chance floodplain. All lots adjacent to the ultimate 1% annual chance floodplain have a minimum finished floor at least 2 feet above the base flood elevation called out on the plat.

Additional Considerations: None

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Provide space for document numbers on water and wastewater easements. (Waterline Easement Doc. No. \_\_\_\_\_, Wastewater Easement Doc. No. \_\_\_\_\_)
2. Clarify limits of drainage and storm sewer easement for ultimate 4% annual chance floodplain by providing arrows or some way to clarify where the limits are located.





S Kenney Fort Blvd

Subject Tract  
22.40 ac.

Forest Creek Dr



Final Plat  
Kenney Crossing Phase 1  
City of Round Rock  
Williamson County, Texas

City of Round Rock  
12.1 Ac.  
Doc. # 2013049009  
W.C.O.R.

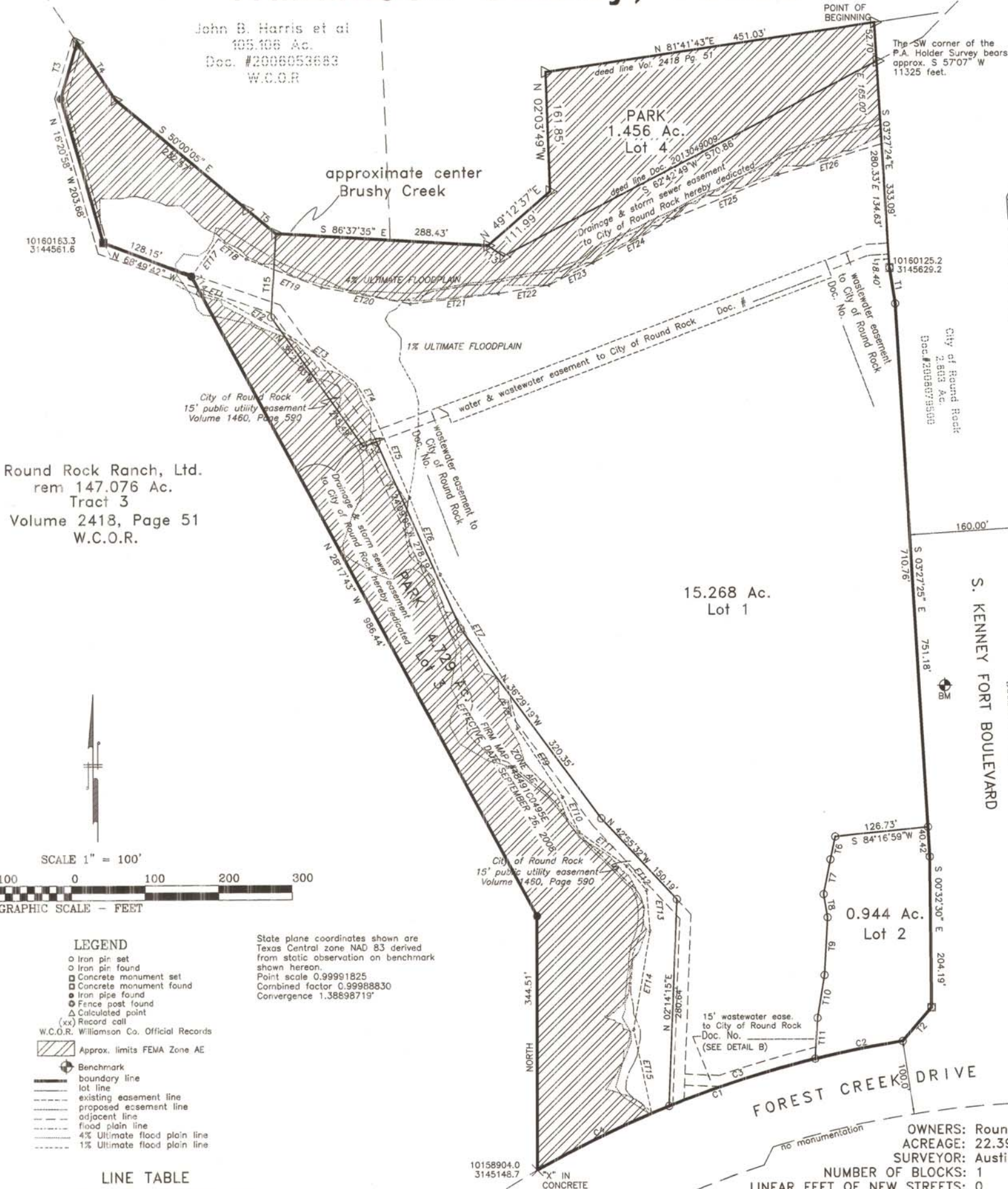
John B. Harris et al  
105.106 Ac.  
Doc. #2006053663  
W.C.O.R.

City of Round Rock  
1.764 Ac.  
Doc. # 2013056475  
W.C.O.R.

Pulte Homes of Texas  
5.648 Ac.  
Doc. #2000006058  
W.C.O.R.

WHI, LLC  
8.856 Ac.  
Doc. #200800756  
W.C.O.R.

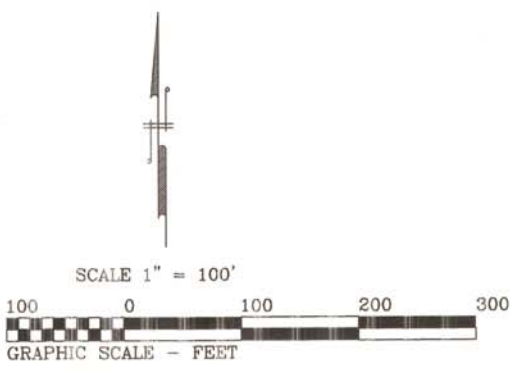
City of Round Rock  
1.633 Ac.  
Doc. #20103405



Round Rock Ranch, Ltd.  
rem 147.076 Ac.  
Tract 3  
Volume 2418, Page 51  
W.C.O.R.

15.268 Ac.  
Lot 1

0.944 Ac.  
Lot 2



- LEGEND**
- Iron pin set
  - Iron pin found
  - Concrete monument set
  - Concrete monument found
  - Iron pipe found
  - Fence post found
  - △ Calculated point
  - (xx) Record call
  - W.C.O.R. Williamson Co. Official Records
  - Approx. limits FEMA Zone AE
  - Benchmark
  - boundary line
  - lot line
  - existing easement line
  - proposed easement line
  - adjacent line
  - flood plain line
  - 4% Ultimate flood plain line
  - 1% Ultimate flood plain line

LINE TABLE

Course	Bearing	Distance
T1	S 09°18'10" E	49.08'
T2	S 40°42'43" W	60.14'
T3	N 16°14'56" E	79.60'
T4	S 33°34'04" E	93.74'
T5	S 50°00'05" E	51.42'
T6	S 11°48'04" W	31.56'
T7	S 11°17'20" W	47.99'
T8	S 09°37'49" E	31.97'
T9	S 03°09'40" W	78.33'
T10	S 09°39'18" W	58.88'
T11	S 03°09'40" W	55.38'
T12	S 70°00'02" W	18.97'
T13	N 55°57'37" W	25.46'
T14	N 28°17'43" W	25.42'
T15	N 03°17'37" E	113.42'

CURVE TABLE

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	1450.00'	528.72'	20°53'31"	525.79'	S 70°45'49" W
C2	1450.00'	121.33'	4°47'40"	121.30'	S 78°48'45" W
C3	1450.00'	206.63'	8°14'36"	208.45'	S 72°17'36" W
C4	1450.00'	198.76'	7°51'13"	198.60'	S 64°14'40" W

OWNERS: Round Rock Ranch, Ltd.  
ACREAGE: 22.397  
SURVEYOR: Austin Surveyors  
NUMBER OF BLOCKS: 1  
LINEAR FEET OF NEW STREETS: 0  
SUBMITTAL DATE: 20 Jan 2015  
DATE OF PLANNING AND ZONING REVIEW: Mar 2015  
BENCHMARK DESCRIPTION: chiseled "X" on inlet on West curb line Kenney Fort ± 466' North of Forest Creek Drive Elevation: 711.02' NAVD 88  
PATENT SURVEY: P.A. Holder Survey A-297  
ENGINEER: Civile LLC  
NUMBER OF LOTS: 4

Lot Type	Lot No(s)	Acres
Development	1 & 2	16.212
Open Space	3 & 4	6.185
TOTAL	4	22.397

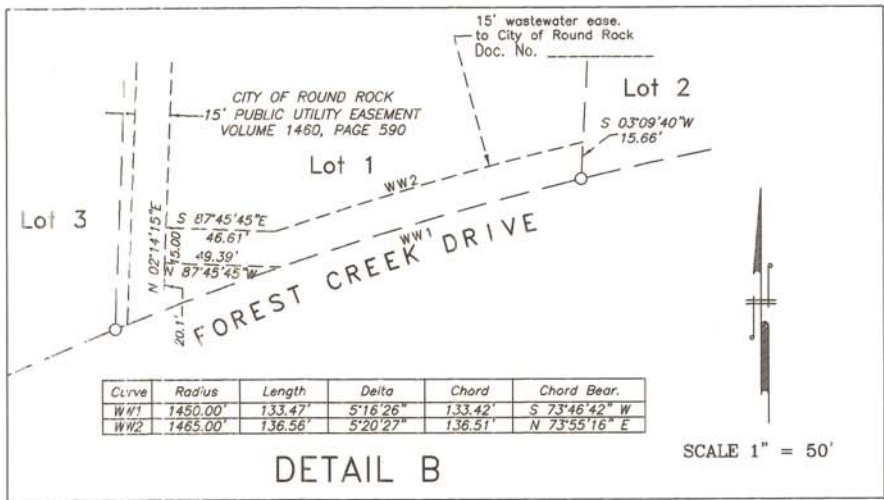
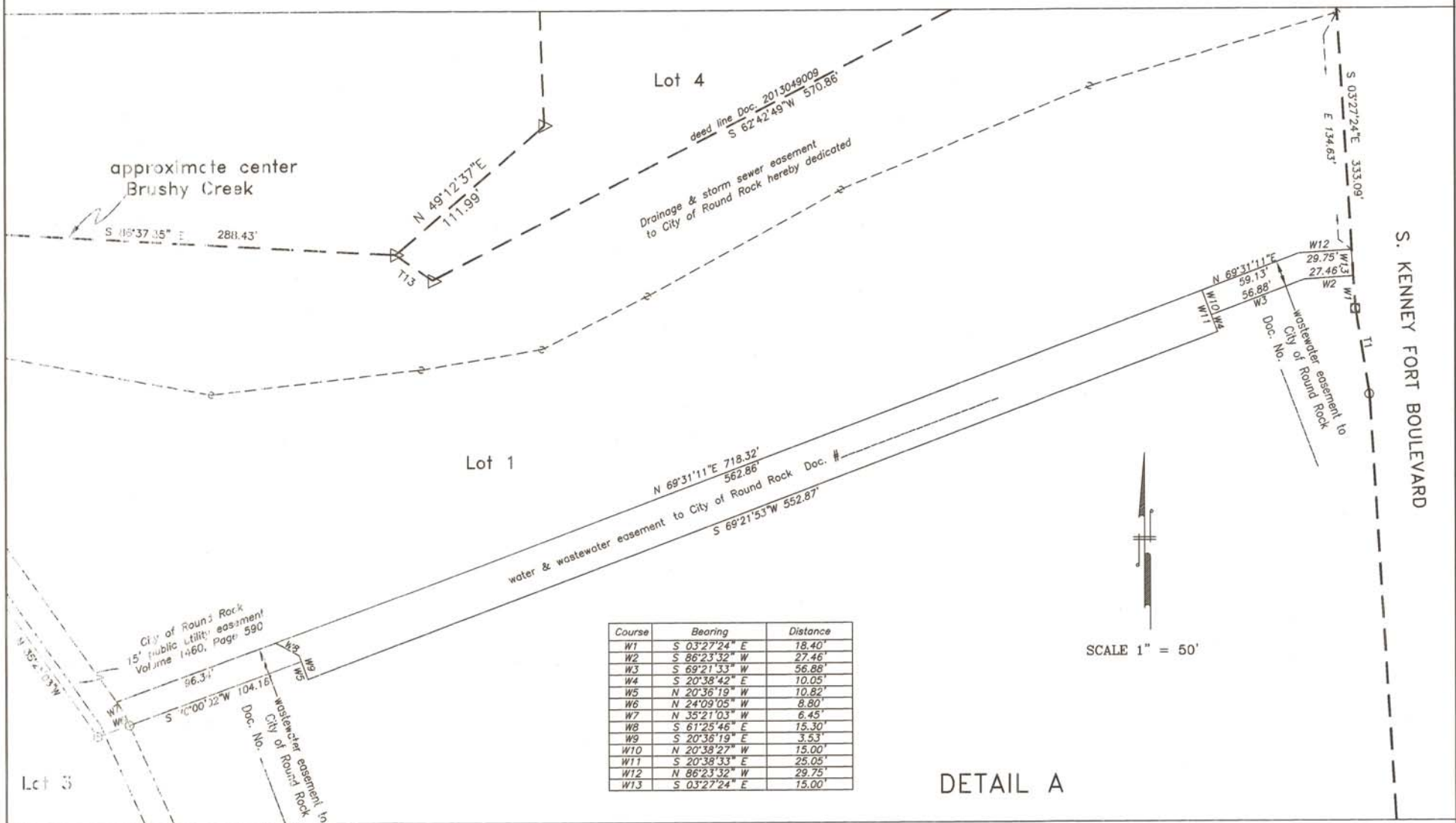
File No.: 1896final  
Job No.: 1896-122  
Date: November 2014  
Scale: 1" = 100'

Designed By: skip  
Drawn By: skip  
Checked By:  
Revised: 11 Mar 15 falline

**AUSTIN SURVEYORS**  
2105 Justin Lane #103  
Austin, Texas 78757  
512-454-6605  
TxFirm #10174000



Final Plat  
Kenney Crossing Phase 1  
City of Round Rock  
Williamson County, Texas



EASEMENT TABLE  
SEE SHEET 1

LINE	BEARING	DISTANCE
ET1	S 72°56'12" E	33.73'
ET2	S 61°08'59" E	107.84'
ET3	S 54°20'02" E	103.10'
ET4	S 30°14'03" E	44.85'
ET5	S 23°17'59" E	128.43'
ET6	S 21°28'54" E	111.67'
ET7	S 30°56'20" E	178.17'
ET8	S 12°53'52" E	57.83'
ET9	S 33°23'23" E	111.91'
ET10	S 24°57'50" E	51.96'
ET11	S 54°16'21" E	80.11'
ET12	S 39°15'52" E	41.76'
ET13	S 04°58'45" E	55.81'
ET14	S 09°37'09" W	135.61'
ET15	S 12°07'15" E	115.88'
ET17	N 35°57'46" E	62.81'
ET18	S 54°02'14" E	46.96'
ET19	S 69°01'51" E	108.85'
ET20	S 79°31'08" E	123.37'
ET21	N 83°31'48" E	120.24'
ET22	N 80°35'23" E	69.61'
ET23	N 63°22'58" E	67.11'
ET24	N 61°23'44" E	125.31'
ET25	N 67°42'37" E	153.09'
ET26	N 73°46'01" E	146.21'

SHEET 2 OF 3

File No.: 1899final  
Job No.: 1899-122  
Date: November 2014  
Scale: 1" = 100'

Designed By: skip  
Drawn By: skip  
Checked By:  
Revised:

AUSTIN SURVEYORS  
2105 Justin Lane #103  
Austin, Texas 78757  
512-454-6605  
TxFirm #10174000



Final Plat  
Kenney Crossing Phase 1  
City of Round Rock  
Williamson County, Texas

FIELD NOTES FOR 22.397 ACRES

All that certain tract or parcel of land situated in the P. A. Holder Survey, A-297, Williamson County, Texas and being a part of a 147.076 acre tract, designated as Tract 3, in a deed to Round Rock Ranch, Ltd. recorded in Volume 2418, Page 51 of the Official Records of Williamson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING in the intersection of the West line of Kenney Fort Boulevard and the North line of the above mentioned 147.076 acre tract for the Northeast corner of this tract from which point the Northeast corner of the said 147.076 acre tract bears N 81°41'43" E 88.25 feet.

THENCE S 03°27'24" E with the West line Kenney Fort Boulevard 333.03 feet to an iron pin set for an angle point of this tract.

THENCE S 09°18'10" E 49.08 feet to an iron pin set in an angle point of Kenney Fort Boulevard for an angle point of this tract.

THENCE S 03°27'25" E 751.18 feet to an iron pin set in an angle point of Kenney Fort Boulevard for an angle point of this tract.

THENCE S 00°32'30" E 204.19 feet to an iron pin set in an angle point of Kenney Fort Boulevard for an angle point of this tract.

THENCE S 40°42'43" W 60.14 feet to an iron pin set in the intersection of the West line of Kenney Fort Boulevard and the curving North line of Forest Creek Drive, in the Southwest corner of the above mentioned 2.803 acre tract, for the Southeast corner of this tract.

THENCE with the arc of a curve to the left 528.72 feet said curve having a radius of 1450.00 feet, a central angle of 20°53'31" and a sub-chord which bears S 70°45'46" W 525.79 feet to an "X" found in concrete for the Southwest corner of this tract.

THENCE N 00°00'00" E 344.51 feet to an iron pin found for an angle point of this tract.

THENCE N 28°17'43" W 986.44 feet to an iron pin found for an angle point of this tract.

THENCE N 68°49'42" W 128.15 feet to an iron pin found for an angle point of this tract.

THENCE N 16°20'58" W 203.88 feet to an iron pin found for an angle point of this tract.

THENCE N 16°14'56" E 79.60 feet to a point on the approximate centerline of Brushy Creek for the Northwest corner of this tract.

THENCE down the approximate centerline of Brushy Creek for the following four (4) courses:  
1. S 33°34'04" E 93.74 feet to an angle point of this tract.  
2. S 50°00'05" E 232.57 feet to an angle point of this tract.  
3. S 50°00'05" E 51.42 feet to an angle point of this tract.  
4. S 86°37'35" E 288.43 feet to an angle point of this tract.

THENCE N 49°12'37" E 111.99 feet to an angle point of the North line of the said 147.076 acre tract for an angle point of this tract.

THENCE N 02°03'49" W 161.85 feet to an angle point of the North line of the said 147.076 acre tract for an angle point of this tract.

THENCE N 81°41'43" E 451.03 feet to the POINT OF BEGINNING containing 22.397 acres of land, more or less.

STATE OF TEXAS  
KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF WILLIAMSON

THAT I, Claude F. Hinkle, Jr. do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown hereon were properly found or placed under my personal supervision in accordance with Chapter 36, Subdivisions, City of Round Rock Code of Ordinances (2010 ed.) as amended.

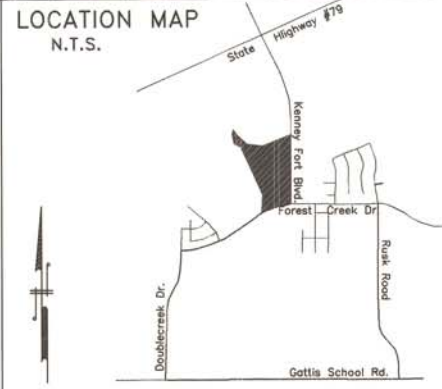


Claude F. Hinkle, Jr.  
RPLS #4629  
2105 Justin Lane #103  
Austin, Texas 78757

STATE OF TEXAS  
KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF WILLIAMSON

THAT I, Lawrence M. Hanrahan, do hereby certify that the information contained on this plat complies with Chapter 36, Subdivisions, City of Round Rock Code of Ordinances (2010) as amended and the design and construction standards adopted by the City of Round Rock, Texas.

Lawrence M. Hanrahan, P.E.



STATE OF TEXAS §  
KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF WILLIAMSON §

That Round Rock Ranch, Ltd. A Texas limited partnership, as the owner of that certain 147.076 acre tract of land recorded in Volume 2418, Page 51 of the Official Records of Williamson County, Texas, do hereby certify that there are no lien holders and dedicate to the public use forever, the streets, alleys, easements, and all other lands intended for public dedication as shown hereon. To be known as

KENNEY FORT PHASE 1

Round Rock Ranch, Ltd.

Tim Timmerman, President

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2015 by Tim Timmerman as President of Round Rock Ranch, Ltd. A Texas limited partnership on behalf of Round Rock Ranch, Ltd.

Notary public

Printed name \_\_\_\_\_

- NOTES:
1. A ten (10) foot wide P.U.E. and sidewalk easement abutting and along the Street side property lines shall be dedicated for all street side property lots shown hereon.
  2. A portion of the tract is encroached by special flood hazard areas inundated by the 1% annual flood as identified by the U.S. Federal Emergency Management Agency Flood Insurance Rate Map community panel #48491C515E, effective date 26 September 2008 for Williamson County Texas.
  3. No fences, structures, storage or fill shall be placed within the limits of the ultimate 1% annual chance floodplain unless approved by the City Engineer. Fill may be permitted by the City Engineer after approval of the proper analysis.
  4. No obstructions, including but not limited to fences or storage, shall be permitted in any drainage easement shown hereon.
  5. Building setbacks shall be in accordance with Chapter 46, Zoning, City of Round Rock Code of Ordinances (2010 edition) as amended.
  6. Sidewalks shall be constructed in accordance with Chapter 36, Subdivisions, City of Round Rock Code of Ordinances (2010 edition) as amended, and with the Design and Construction Standards.
  7. This Final Plat conforms to the Preliminary Plat approved by the Planning and Zoning Commission on 03 December 2014.
  8. Parkland Lots 3 and 4 shall be dedicated to the City of Round Rock by separate instrument prior to or in tandem with the recordation of the final plat. Document No. \_\_\_\_\_
  9. All slab elevations shall be a minimum of two (2) feet above the ultimate 1% chance floodplain.
  10. Access to South Kenney Fort Boulevard from Lot 2 shall be "right in" and "right out" only. Access to Forest Creek Drive from Lot 2 shall be through Lot 1's drive access.

Approved this the \_\_\_\_ day of \_\_\_\_\_, 2015 by the City Planning and Zoning Commission of the City of Round Rock, Texas and authorized to be filed for record by the County Clerk of Williamson County, Texas

David Pavliska, Chairman

THE STATE OF TEXAS  
THE COUNTY OF WILLIAMSON

I, Nancy E. Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument of writing, with its certification of authentication, was filed for record in my office on the \_\_\_\_ day of \_\_\_\_\_, A.D. 2015, at \_\_\_\_ o'clock \_\_\_\_ M., and duly recorded on the \_\_\_\_ day of \_\_\_\_\_, A.D. 2015, at \_\_\_\_ o'clock \_\_\_\_ M., in the Plat Records of said county in Document No. \_\_\_\_\_

WITNESS MY HAND AND SEAL of the County Court of said County at office in Georgetown, Texas the date last above written.

Nancy E. Rister  
Clerk, County Court  
Williamson County, Texas

By \_\_\_\_\_  
Deputy

SHEET 3 OF 3

File No.: 1896final	Designed By: skip
Job No.: 1896-122	Drawn By: skip
Date: November 2014	Checked By:
Scale: 1" = 100'	Revised:

AUSTIN SURVEYORS  
2105 Justin Lane #103  
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512-454-6605  
TxFirm #10174000