

**The Grove at Kenney Fort
FINAL PLAT FP1510-003**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of the Final Plat for The Grove at Kenney Fort

ZONING AT TIME OF APPLICATION: PUD 40 (provides for single family common lot)

DESCRIPTION: 26.14 acres out of the P. A. Holder, Abstract No. 297

CURRENT USE OF PROPERTY: undeveloped

GENERAL PLAN LAND USE DESIGNATION: PUD 40 - mixed use

ADJACENT LAND USE:

North: single family (PUD 97) and multi-family (PUD 40)

South: railroad right-of-way & single family (SF-2); Kenney Fort Boulevard & undeveloped (PUD 40)

East: PUD No. 40 - multi-family

West: railroad right-of-way and single family (SF-2)

PROPOSED LAND USE: single family common lot

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	2	17.86
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	2	8.28
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	4	26.14

Owner:
Round Rock Ranch
2490 FM 685
Hutto, TX 78634

Agent
Randall Jones & Associates Engineering
Inc.
Brent Jones
2900 Jazz St.

**The Grove at Kenney Fort
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HISTORY: The Planning and Zoning Commission approved the preliminary plat for this property on September 16, 2015.

DATE OF REVIEW: November 4, 2015

LOCATION: West of the intersection of S. Kenney Fort Blvd. and Forest Creek Dr.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning:

The proposed Final Plat consists of two development lots and two lots that will be dedicated as parkland. The lots are bisected by Kenney Fort Crossing right-of-way, which was dedicated to the City with the single-family development currently under development to the north of the site.

This plat is part of PUD 40, Parcel B, which allows a variety of residential uses along with local commercial and office. Plans have been submitted for single family detached homes on a common lot. The development standards include exterior finish standards, garage door treatments and private drive aisles with parallel parking and a sidewalk on one side.

Compliance with the Concept Plan:

This application conforms to the approved Concept Plan as well as the overall Concept Plan included with the proposed PUD amendment.

Traffic, Access and Roads:

Access is provided from Forest Creek Drive and Kenney Fort Crossing.

Water and Wastewater Service:

Water and wastewater services will be provided by the City. Water service will be provided via an existing 12-inch lines that are stubbed in Kenney Fort Crossing right-of-way. Wastewater will connect to an existing line at the north of the site.

Drainage:

There are no drainage concerns for the subject site. The floodplain is contained within a proposed drainage and storm sewer easement and within a parkland lot that will be dedicated to the City prior to Final Plat recordation.

Additional Considerations:

There are no additional considerations at this time.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

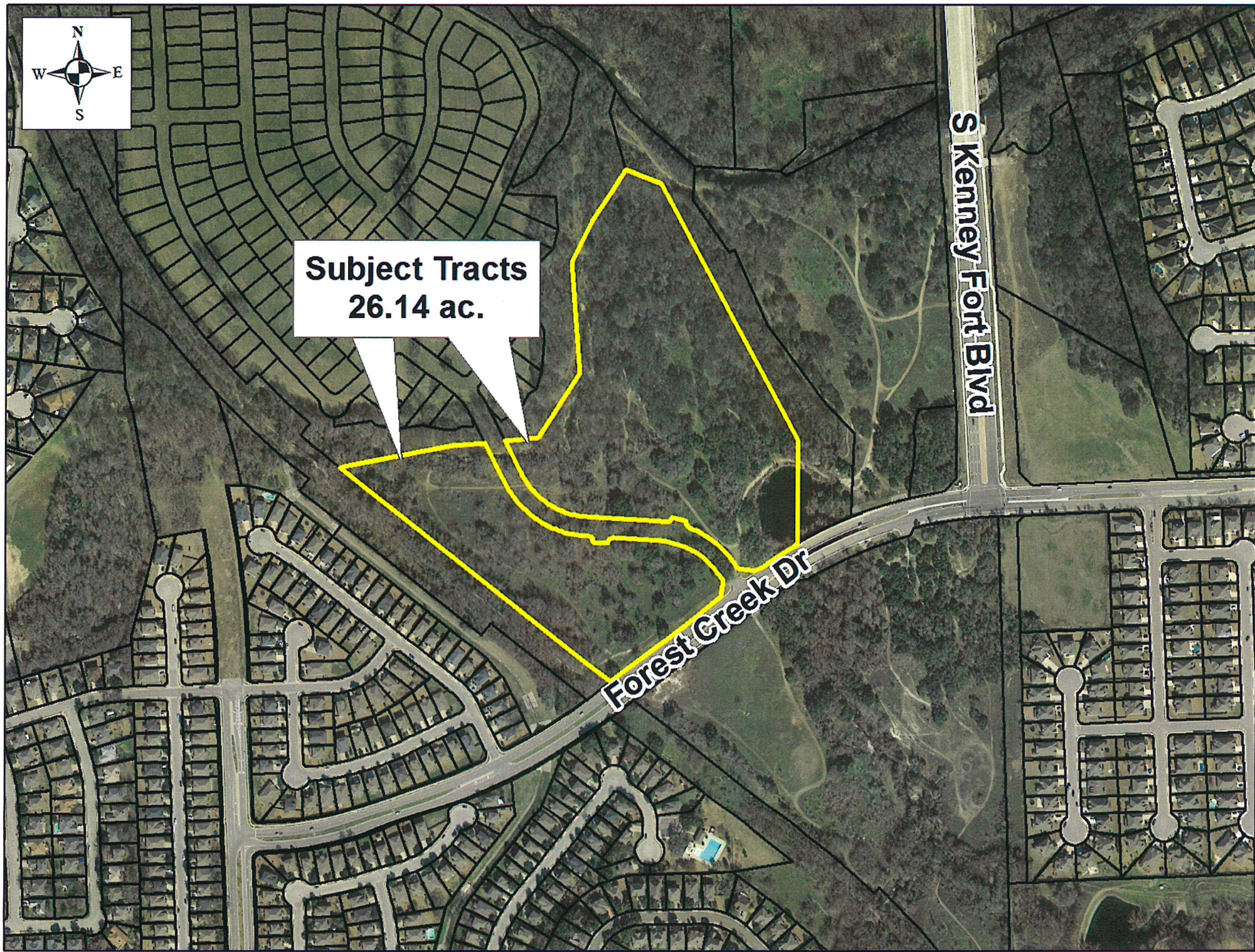
1. The two right-of-way stubs in Kenney Fort Crossing are to be quitclaim deeded from the City to the underlying property owner and removed from the plat.
2. Provide an exhibit indicating minimum finished floor elevations for each structure adjacent to the limits of the proposed ultimate floodplain.

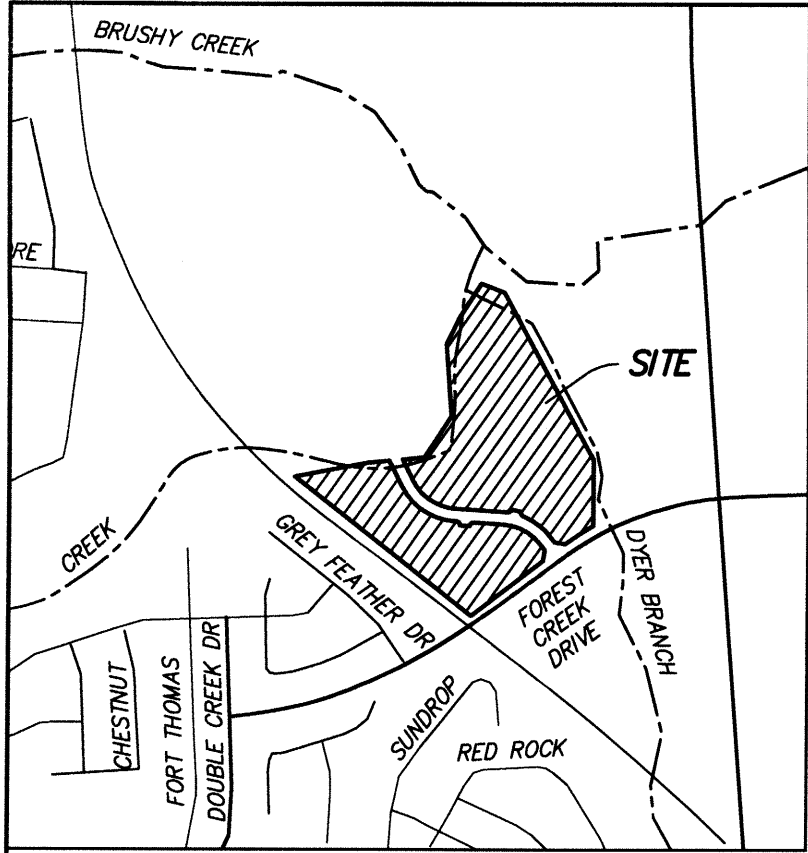


**Subject Tracts
26.14 ac.**

S Kenney Fort Blvd

Forest Creek Dr



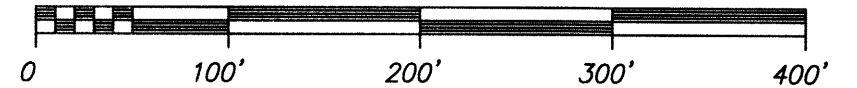


NOTES:

1. PARKLAND TO BE CONVEYED BY DEED TO THE CITY OF ROUND ROCK, DOC. No. _____
2. 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 ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
3. ALL SLAB ELEVATIONS SHALL BE A MINIMUM OF TWO FEET (2') ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
4. A PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0495E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
5. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE AND STORMSEWER EASEMENTS SHOWN HEREON.
6. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITIONS, AS AMENDED AND WITH PUD No. 40.
7. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED AND WITH DESIGN AND CONSTRUCTION STANDARDS.
8. A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
9. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON SEPTEMBER 16, 2015.
10. NO ACCESS TO FOREST CREEK DRIVE SHALL BE ALLOWED FROM LOT 1, BLOPS
11. CK A, OR FROM LOT 1, BLOCK B.
12. ULTIMATE 4% ANNUAL CHANCE AND ULTIMATE 1% ANNUAL CHANCE FLOOD LIMITS ARE DELINEATED BY THE FLOOD STUDY "KENNEY FORT DEVELOPMENT, FOREST CREEK DRIVE TRACT, HYDROLOGIC AND HYDRAULIC ANALYSES REPORT" PERFORMED BY COLIN SAGLE, PE, RPS GROUP, SIGNED 6/22/15.

FINAL PLAT OF
THE GROVE AT KENNEY FORT

SCALE: 1" = 100'



SAGUARO TEXAS 1 LLC.
63.958 ACRES
DOC. No. 2015006160 OPRWC

KENNEY FORT SECTION 1 FINAL PLAT
DOC. No. _____

FEMA ZONE AE (1% ANNUAL CHANCE FLOOD) AS
SHOWN ON FEMA MAP NUMBER 48491C0495E
EFFECTIVE DATED SEPTEMBER 26, 2008

386.96'
N78°56'07"E
DRAINAGE
EASEMENT
(DSSE)

PARKLAND TO BE CONVEYED BY DEED TO
THE CITY OF ROUND ROCK, DOC. No. _____

WATER LINE EASEMENT TO CITY
OF ROUND ROCK
DOC. No. _____ OPRWC

108.64'
N84°43'08"E
LOT 2, BLOCK A
1.596 ACRES
PARKLAND

ULTIMATE 1% ANNUAL
CHANCE FLOOD PLAIN
30' WASTEWATER
EASEMENT TO CITY OF
ROUND ROCK
DOC. No. 2000058930
OPRWC
WATER LINE EASEMENT TO CITY
OF ROUND ROCK
DOC. No. _____ OPRWC

MATCH LINE
SEE SHEET 2

KENNEY FORT CROSSING
C1
C1/3

RIGHT OF WAY 1.624 ACRES
DOC No. 2015006158 OPRWC

N86°17'43"W
8.85'

N86°17'43"W
50.00'

152.66'
S86°17'43"E

N7°29'47"W
51.02'

S07°30'13"W
56.57'

MATCH LINE
SEE SHEET 2

LOT 1,
BLOCK A
7.658 ACRES

APPROXIMATE LOCATION OF TPA
EASEMENT BY VOLUME 544, Pg. 749
16.5' EASEMENT TO APT
DOC. No. 2007002975 OPRWC
STATE OF TEXAS - VOLUME 1970, PAGE 515
(FORMERLY MISSOURI PACIFIC RAILROAD COMPANY)

FOREST CREEK DRIVE
100' RIGHT OF WAY - 3.469 ACRES
DOC No. 2004012867 OPRWC

POINT OF BEGINNING
9.254 ACRE TRACT &
POINT OF COMMENCEMENT
16.884 ACRE TRACT
N=10158434.63'
E=3144514.82'

APPROXIMATELY
S55°28'37"E 9851' TO
SOUTHEAST CORNER OF
P. A. HOLDER SURVEY

LEGEND:

- = FOUND 1/2" IRON ROD
- = SET 1/2" IRON ROD WITH RJ SURVEYING CAP
- ▼ = CALCULATED POINT (COULD NOT SET)

= FEMA 1% ANNUAL CHANCE FLOOD PLAIN

OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
PRWC = PLAT RECORDS OF WILLIAMSON COUNTY
DRWC = DEED RECORDS OF WILLIAMSON COUNTY
AE = ACCESS EASEMENT
DSSE = DRAINAGE & STORM SEWER EASEMENT (DEDICATED BY THIS PLAT)
PUE = PUBLIC UTILITY EASEMENT
--- = FEMA 1% ANNUAL CHANCE FLOOD PLAIN
--- = ULTIMATE 1% ANNUAL CHANCE FLOOD PLAIN
--- = 4% ANNUAL CHANCE FLOOD PLAIN

NOTES:

BEARINGS ARE TEXAS STATE PLANE CENTRAL ZONE NAD 83

LOT AREAS:

LOT 1, BLOCK A: 333563 SQ FT (DEVELOPMENT)
LOT 2, BLOCK A: 66531 SQ FT (PARKLAND)
LOT 1, BLOCK B: 444421 SQ FT (DEVELOPMENT)
LOT 2, BLOCK B: 291023 SQ FT (PARKLAND)

OWNER: PULTE HOMES OF TEXAS, L.P.
1501 SUN CITY BLVD.
GEORGETOWN, TX 78633-4987

ACREAGE: 26.138 ACRES
SURVEYOR: RJ SURVEYING & ASSOCIATES, INC
NUMBER OF BLOCKS: 2
LINEAR FEET OF NEW STREETS: 0'
SUBMITTAL DATE: OCTOBER 6, 2015
DATE OF PLANNING AND ZONING COMMISSION REVIEW: NOVEMBER 4, 2015
BENCHMARK DESCRIPTION AND ELEVATION: A PERMANENT
BENCHMARK WILL BE INSTALLED TO THE CITY OF ROUND ROCK
SPECIFICATIONS UPON CONSTRUCTION OF THIS SUBDIVISION
ACREAGE BY LOT TYPE
DEVELOPMENT: 17.861 ACRES
OPEN SPACE PARKLAND: 8.277 ACRES
ROW: 0
PATENT SURVEY: PRIOR A. HOLDER, ABSTRACT No. 297
ENGINEER: RANDALL JONES & ASSOCIATES ENGINEERING, INC.
NUMBER OF LOTS BY TYPE
DEVELOPMENT: 2
OPEN SPACE (AND DRAINAGE EASEMENT): 2

RANDALL JONES & ASSOCIATES ENGINEERING, INC.

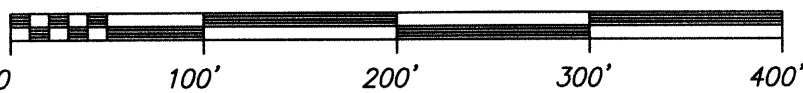
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.

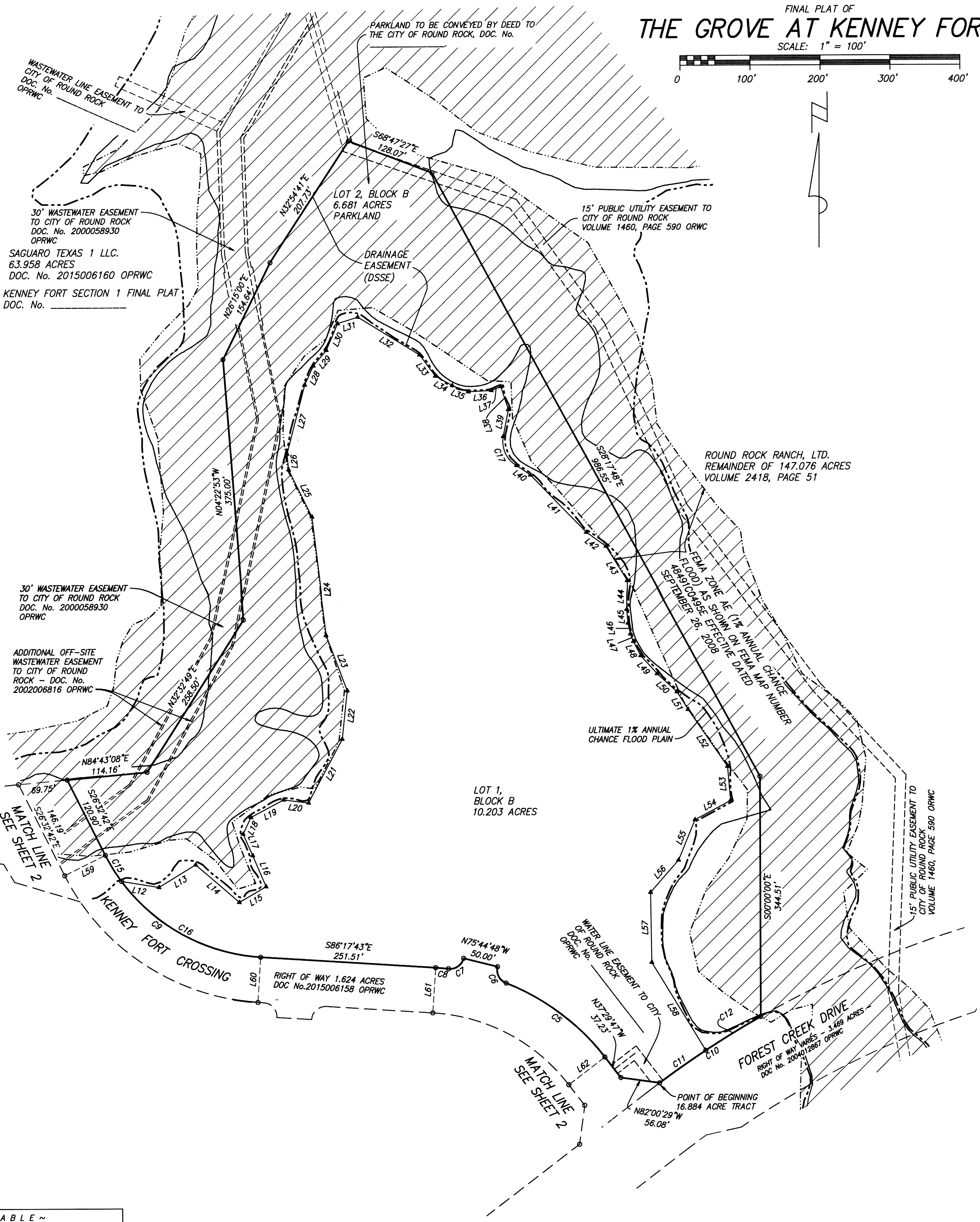
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SCALE: 1" = 100'



~ LINE TABLE ~		
LINE	LENGTH	DIRECTION
L1	50.76'	N39°41'37"W
L2	45.50'	N18°30'49"W
L3	16.47'	N31°13'35"E
L4	21.16'	N26°43'49"W
L5	70.37'	N26°00'03"W
L6	23.34'	N35°23'15"E
L7	41.20'	N87°26'02"E
L8	72.72'	N41°51'48"E
L9	99.58'	S82°37'25"E
L10	30.44'	S30°57'09"E
L11	97.70'	S73°14'32"E
L12	53.86'	S80°29'38"E
L13	61.73'	N58°42'01"E
L14	82.83'	S49°10'48"E
L15	44.82'	N60°03'19"E
L16	48.61'	N23°15'05"W
L17	33.94'	N24°16'24"W
L18	26.49'	N25°29'58"E
L19	53.61'	N62°25'07"E
L20	36.32'	S82°50'51"E
L21	103.15'	N27°57'16"E
L22	69.85'	N06°05'15"E
L23	84.89'	N20°31'06"W
L24	130.42'	N06°52'40"W
L25	75.33'	N26°06'45"W
L26	22.97'	N05°25'52"W
L27	102.52'	N14°37'11"E
L28	30.14'	N24°19'49"E
L29	28.96'	N40°04'24"E
L30	41.52'	N22°58'17"E
L31	30.37'	N72°22'31"E
L32	107.85'	S58°13'14"E
L33	37.67'	S36°08'17"E
L34	27.68'	S60°29'20"E
L35	24.93'	S68°25'57"E
L36	33.05'	N86°55'51"E
L37	14.40'	N68°02'05"E
L38	34.68'	S17°54'25"E
L39	39.45'	S10°46'36"W
L40	24.30'	S55°11'46"E
L41	114.78'	S44°03'01"E
L42	34.56'	S54°05'22"E
L43	58.07'	S31°44'24"E
L44	41.00'	S00°19'17"W
L45	19.73'	S05°20'46"E
L46	15.84'	S12°03'24"E
L47	11.72'	S21°31'04"E
L48	23.00'	S26°47'20"E
L49	34.99'	S42°00'48"E
L50	38.36'	S47°32'05"E
L51	30.09'	S31°51'15"E
L52	99.19'	S34°19'49"E
L53	49.11'	S04°41'56"E
L54	57.61'	S61°48'42"W
L55	62.35'	S22°14'21"W
L56	61.44'	S41°18'25"W
L57	100.55'	S00°53'55"E
L58	148.07'	S31°16'56"E
L59	65.00'	N63°27'18"E
L60	65.00'	S03°42'17"W
L61	65.00'	S03°42'17"W
L62	65.00'	S52°30'13"W



~ CURVE TABLE ~					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	346.74'	332.50'	59°45'00"	S56°25'12"E	331.24'
C2	31.42'	20.00'	90°00'00"	S41°17'43"E	28.28'
C3	31.42'	20.00'	90°00'00"	N48°42'17"E	28.28'
C4	227.83'	267.50'	48°47'56"	S61°53'45"E	221.01'
C5	179.41'	332.50'	30°54'58"	N52°57'16"W	177.24'
C6	28.86'	20.00'	82°39'56"	S27°04'47"E	26.42'
C7	28.86'	20.00'	82°39'56"	S55°35'10"W	26.42'
C8	18.65'	332.50'	3°12'50"	N84°41'17"W	18.65'
C9	278.96'	267.50'	59°45'00"	S56°25'12"E	266.49'
C10	173.03'	1450.00'	6°50'14"	S56°53'57"W	172.93'
C11	80.93'	1450.00'	3°11'53"	S55°04'46"W	80.92'
C12	92.10'	1450.00'	3°38'21"	S58°29'53"W	92.08'
C13	303.29'	332.50'	52°15'45"	S60°09'50"E	292.88'
C14	43.45'	332.50'	7°29'16"	S30°17'20"E	43.42'
C15	44.03'	267.50'	9°25'53"	S31°15'39"E	43.98'
C16	234.93'	267.50'	50°19'08"	S61°08'09"E	227.45'

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