

**Sonoma Northwest
PRELIM PLAT PP1904-001**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Preliminary Plat approval to create one (1) development lot

ZONING AT TIME OF APPLICATION: PUD (Planned Unit Development) No. 93

DESCRIPTION: 11.31 acres out of the P.A. Holder Survey, Abstract No. 297

CURRENT USE OF PROPERTY: Vacant and Undeveloped

GENERAL PLAN LAND USE DESIGNATION: The Future Land Use designation is determined by PUD No. 93, which allows for low density multifamily development.

ADJACENT LAND USE:

North: Open Space/Parkland - Zoned PUD (Planned Unit Development) No. 93.

South: Undeveloped Commercial/Single-Family Residential – Zoned C-2 (Local Commercial) & SF-2 (Single-Family Standard Lot)

East: Single-Family Residential – Zoned SF-2 (Single-Family Standard Lot)

West: Multifamily – Zoned PUD (Planned Unit Development) No. 40.

PROPOSED LAND USE: Multifamily

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	1	11.31
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	1	11.31

Owner:
WHJ, LLC
Ed Horne
8200 N. Mopac, Ste. 300
Austin, TX 78759

Agent:
Green Civil Design, LLC
Kerri Pena
11130 Jollyville Rd., Ste. 101
Austin, TX 78759

**Sonoma Northwest
PRELIMINARY PLAT PP1904-001**

HISTORY: The Sonoma Northwest PUD (Planned Unit Development) No. 93 was approved by the City Council on August 23, 2012. An amendment to the PUD was approved by the City Council on October 25, 2018. The PUD contains 11.31 acres for multifamily development regulated by the specific PUD requirements and the MF-1 (Multifamily-Low Density) Zoning District.

DATE OF REVIEW: May 1, 2019

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

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use designation is determined by PUD No. 93, which allows low density multifamily development. The property is zoned PUD No. 93, which allows a multifamily low-density land use with a maximum of 120 residential units and a maximum height of two (2) stories. Specific development standards are included in the PUD for development. For those development standards not mentioned in the PUD, the MF-1 zoning district development standards apply.

Compliance with the Concept Plan: As shown, the Preliminary Plat is in compliance with the lot depicted in the Concept Plan for PUD No. 93, as amended.

Traffic, Access and Roads: The subject tract will have one driveway access on S. Kenney Fort Boulevard and one along Forest Creek Drive, which will be aligned with the existing median opening. Driveway locations will be finalized at the site plan stage. A Traffic Impact Analysis (TIA) was deemed not necessary, as the proposed density will generate traffic that can be accommodated by the capacity of the access roads.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The subject tract will be served via an existing 12-inch water line on the eastern side of Kenney Fort Boulevard. Wastewater service will be acquired by tying into an existing manhole on the eastern side of Kenney Fort Boulevard. This manhole feeds into an existing 8-inch wastewater line that flows from east to west of the site.

Drainage: A flood study (FLOOD1812-0001) was required for the proposed development and it was reviewed and approved by City staff on April 2, 2019. Staff will review a more detailed drainage plan prior to site development plan permitting.

RECOMMENDED MOTION:

Staff recommends approval with the following condition:

1. Move the P&Z approval date from plat note number 7 and include it in the "Date of Planning and Zoning Commission Review:___" in the site information section at the bottom of the sheet.

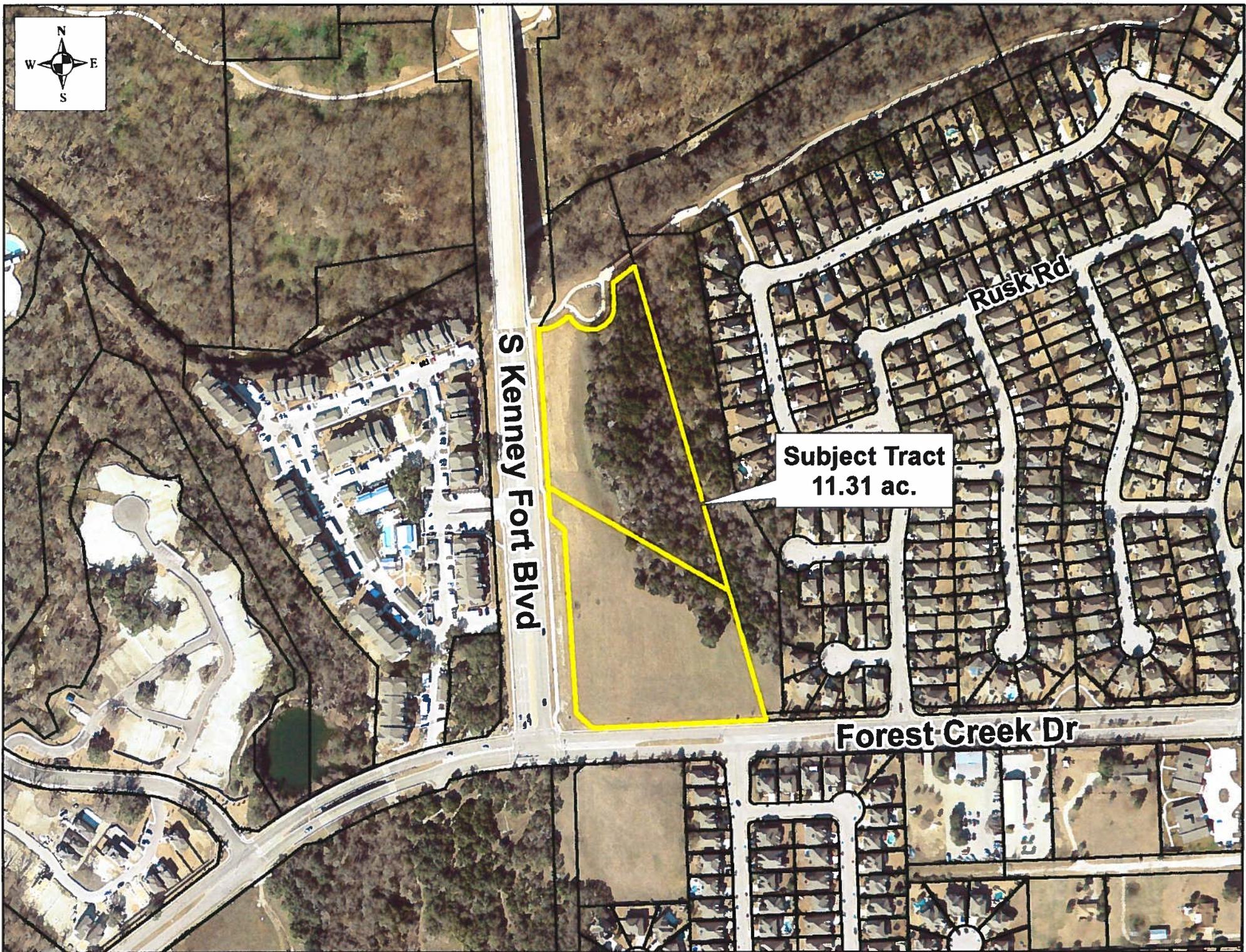


S Kenney Fort Blvd

Rusk Rd

**Subject Tract
11.31 ac.**

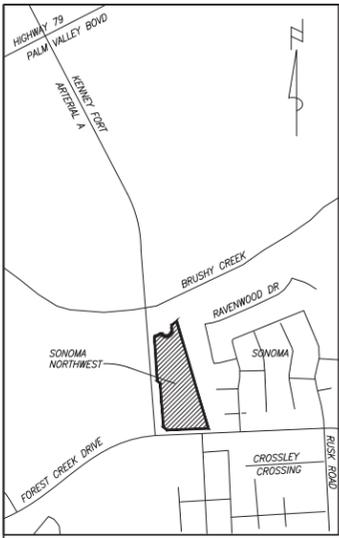
Forest Creek Dr



PRELIMINARY PLAT
SONOMA NORTHWEST
 CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

SCALE: 1"=100'

- LEGEND:**
- = 1/2" IRON ROD FOUND
 - ▲ = 1/2" IRON ROD SET WITH "RJ SURVEYING" CAP
 - ⊙ = BENCHMARK
 - OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
 - = FEMA FLOOD ZONE "AE"
 - = FEMA FLOOD ZONE "AE" BOUNDARY LINE



LOCATION MAP
 SCALE: 1" = 1000'

LEGAL DESCRIPTION:

THAT PART OF THE P. A. HOLDER SURVEY, ABSTRACT NO. 297, IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THE REMAINDER OF THAT 8.856 ACRE TRACT (TRACT X - SAVE AND EXCEPT THAT CERTAIN 1.496 ACRE TRACT CONVEYED TO THE CITY OF ROUND ROCK BY DEDICATION DEED FOR FOREST CREEK DRIVE (100-FOOT WIDE RIGHT-OF-WAY) RECORDED IN DOCUMENT NO. 2005048301 OPRWC) OF LAND CONVEYED TO WHJ, LLC. BY DEED RECORDED IN DOCUMENT NO. 2008000756 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC), AND A PART OF THAT 5.568 ACRE TRACT CONVEYED TO WHJ, LLC. BY DEED RECORDED IN DOCUMENT NO. 2016011901 OPRWC, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 1.496 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK M OF SONOMA SECTION 10 ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2004034437 OPRWC, FROM WHICH THE SOUTHEAST CORNER OF THE P. A. HOLDER SURVEY, ABSTRACT NO. 297 BEARS APPROXIMATELY S35°07'22"E A DISTANCE OF 6304 FEET;

THENCE S87°48'39"W ALONG THE NORTH LINE OF SAID 1.496 ACRE TRACT AND ACROSS SAID 8.856 ACRE TRACT, A DISTANCE OF 493.24 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHEAST CORNER OF THAT 1.633 ACRE TRACT CONVEYED TO THE CITY OF ROUND ROCK BY DONATION SPECIAL WARRANTY DEED FOR ARTERIAL A RIGHT-OF-WAY (NOW KNOWN AS KENNEY FORT BOULEVARD (VARIABLE-WIDTH RIGHT-OF-WAY)) BY DEED RECORDED IN DOCUMENT NO. 2011043405 OPRWC;

THENCE ALONG THE EAST LINE OF SAID 1.633 ACRE TRACT AND ACROSS SAID 8.856 ACRE TRACT THE FOLLOWING FIVE (5) COURSES:

1. N47°49'03"W A DISTANCE OF 57.54 FEET TO A 1/2" IRON ROD SET;
2. N03°27'01"W A DISTANCE OF 203.06 FEET TO A 1/2" IRON ROD SET;
3. N06°18'03"W A DISTANCE OF 100.54 FEET TO A 1/2" IRON ROD SET;
4. N03°27'01"W A DISTANCE OF 214.58 FEET TO A 1/2" IRON ROD SET;
5. N48°27'01"W A DISTANCE OF 49.50 FEET TO A 1/2" IRON ROD SET;

THENCE N03°27'01"W, PASSING AT A DISTANCE OF 87.72 FEET THE SOUTHWEST CORNER OF SAID 5.568 ACRE TRACT, BEING ALSO THE SOUTHEAST CORNER OF THAT 1.444 ACRE TRACT CONVEYED TO THE CITY OF ROUND ROCK BY DONATION SPECIAL WARRANTY DEED FOR ARTERIAL A RIGHT-OF-WAY BY DEED RECORDED IN DOCUMENT NO. 2011040892 OPRWC, CONTINUING FOR A TOTAL DISTANCE OF 531.73 FEET TO A 1/2" IRON ROD SET FOR A POINT ON A NON-TANGENT CURVE TO THE LEFT AT THE NORTHWEST CORNER OF SAID 5.568 ACRE TRACT, BEING THE SOUTHWEST CORNER OF THAT 1.764 ACRE TRACT CONVEYED TO THE CITY OF ROUND ROCK BY DEED RECORDED IN DOCUMENT NO. 2013056475 OPRWC;

THENCE ALONG THE SOUTHERLY LINE OF SAID 1.764 ACRE TRACT AND ALONG THE NORTHERLY LINE OF SAID 5.568 ACRE TRACT THE FOLLOWING SIX (6) COURSES:

1. NORTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 85.48 FEET, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 39°10'45", AND A CHORD BEARING N64°12'42"E A DISTANCE OF 83.82 FEET TO A 1/2" IRON ROD SET FOR A POINT ON A NON-TANGENT CURVE TO THE RIGHT;
2. SOUTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 9.37 FEET, HAVING A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 107°24'50", AND A CHORD BEARING S81°03'36"E A DISTANCE OF 8.06 FEET TO A 1/2" IRON ROD SET FOR A POINT ON A NON-TANGENT CURVE TO THE LEFT;
3. NORTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 177.12 FEET, HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 156°07'49", AND A CHORD BEARING N75°07'50"E A DISTANCE OF 127.19 FEET TO A 1/2" IRON ROD SET;
4. N02°55'04"W A DISTANCE OF 61.99 FEET TO A 1/2" IRON ROD SET FOR A POINT ON A NON-TANGENT CURVE TO THE RIGHT;
5. NORTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 4.86 FEET, HAVING A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 55°40'46", AND A CHORD BEARING N24°53'46"E A DISTANCE OF 4.67 FEET TO A 1/2" IRON ROD SET;
6. N52°42'36"E A DISTANCE OF 77.08 FEET TO A 1/2" IRON ROD SET ON THE WEST LINE OF LOT 77, BLOCK F OF SONOMA SECTION 12 ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2005000358 OPRWC, BEING THE SOUTHEAST CORNER OF SAID 1.764 ACRE TRACT;

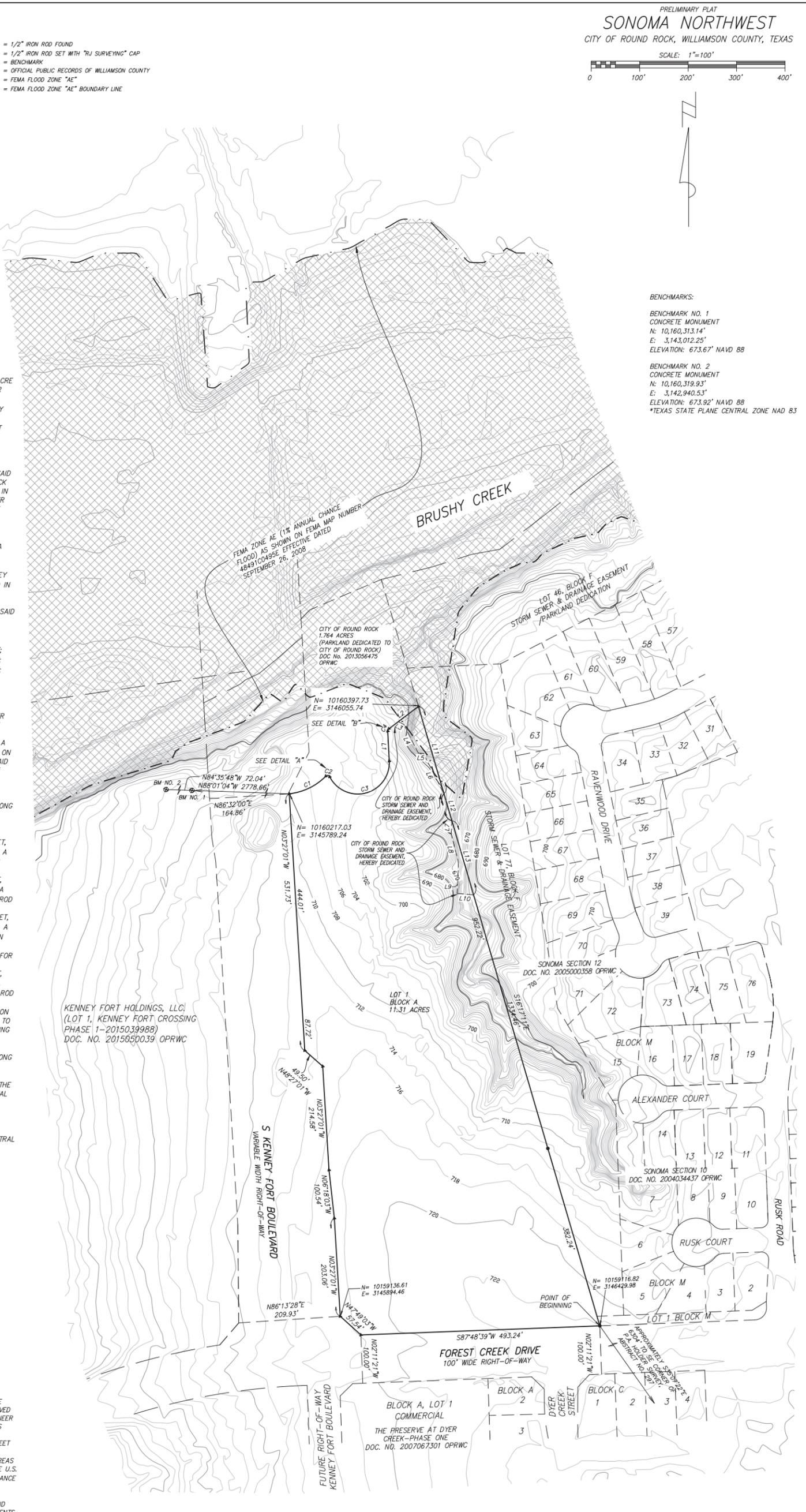
THENCE S16°17'11"E ALONG THE WEST LINE OF SAID LOT 77, BLOCK F, ALONG THE WEST LINE OF SAID LOT 1, BLOCK M, ALONG THE EAST LINE OF SAID 5.568 ACRE TRACT, ALONG THE EAST LINE OF SAID 8.856 ACRE TRACT, PASSING AT A DISTANCE OF 952.22 FEET A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 5.568 ACRE TRACT, CONTINUING FOR A TOTAL DISTANCE OF 1334.46 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 11.31 ACRES, MORE OR LESS.
 ALL IRON RODS SET HAVE "RJ SURVEYING" CAPS.
 BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).

LINE	BEARING	DISTANCE
L1	N02° 55' 04"W	61.99'
L2	N52° 42' 36"E	77.08'
L3	S61° 53' 36"E	12.07'
L4	S26° 55' 11"E	67.17'
L5	S88° 08' 57"E	10.31'
L6	S26° 59' 50"E	93.62'
L7	S02° 34' 26"W	28.07'
L8	S14° 25' 46"E	61.18'
L9	S02° 53' 56"W	63.23'
L10	S84° 56' 45"E	34.18'
L11	S16° 17' 11"E	188.17'
L12	S16° 17' 11"E	57.85'
L13	S16° 17' 11"E	159.86'

NOTES:

1. 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. A PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
2. ALL MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET (2') ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
3. A PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 4849100495C, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS. IN ADDITION, THE ULTIMATE 100 YEAR FLOODPLAIN AS IDENTIFIED BY THE BRUSHY CREEK WOOD STUDY ALSO ENCLOSES ON THIS SITE AS SHOWN. THE DRAINAGE EASEMENTS AS SHOWN HEREON WILL CONTAIN THE 100 YEAR FLOOD PLAIN. NO OBSTRUCTIONS, INCLUDE BUT NOT LIMITED TO FENCING OR STORAGE SHALL BE PERMITTED IN ANY DRAINAGE EASEMENT SHOWN HEREON.
4. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED BY PUD NO. 93, SONOMA NORTHWEST.
5. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 26-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED BY PUD NO. 93, SONOMA NORTHWEST.
6. 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.
7. THIS PRELIMINARY PLAT CONFORMS TO THE CONCEPT PLAN IN PUD AMENDMENT NO. 93 (APPROVED BY THE CITY COUNCIL ON AUGUST 23, 2012) APPROVED BY THE PLANNING AND ZONING COMMISSION ON MAY 1, 2019



BENCHMARKS:

BENCHMARK NO. 1
 CONCRETE MONUMENT
 N: 10,160,313.14'
 E: 3,143,012.25'
 ELEVATION: 673.67' NAVD 88

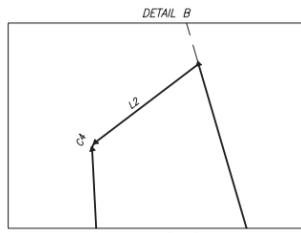
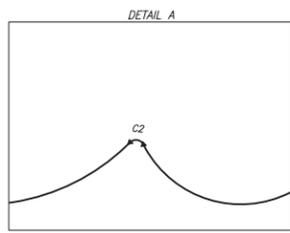
BENCHMARK NO. 2
 CONCRETE MONUMENT
 N: 10,160,319.93'
 E: 3,142,940.53'
 ELEVATION: 673.92' NAVD 88
 *TEXAS STATE PLANE CENTRAL ZONE NAD 83

KENNEY FORT HOLDINGS, LLC,
 (LOT 1, KENNEY FORT CROSSING
 PHASE 1-2015039988)
 DOC. NO. 2015050039 OPRWC

OWNER: WHJ, LLC.
 8200 NORTH MOPAC EXPRESSWAY, SUITE 300
 AUSTIN, TX 78759

ACREAGE: 11.31
 SURVEYOR: RJ SURVEYING & ASSOCIATES, INC.
 NUMBER OF BLOCKS: 1
 LINEAR FEET OF NEW STREETS: 0
 SUBMITTAL DATE: APRIL 2, 2019
 DATE OF PLANNING AND ZONING COMMISSION REVIEW:
 BENCHMARK DESCRIPTION AND ELEVATION:
 BENCHMARKS TO BE SET PRIOR TO FINAL PLAT
 ACREAGE BY LOT TYPE:
 DEVELOPMENT LOT: 11.31
 PATENT SURVEY: P.A. HOLDER SURVEY, ABSTRACT NO. 297
 ENGINEER: GREEN CIVIL DESIGN, LLC
 ENGINEERING & CONSULTING
 11130 JOLLYVILLE RD., STE. 101
 AUSTIN, TX 78759
 NUMBER OF LOTS BY TYPE:
 DEVELOPMENT LOTS: 1

CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C1	85.48'	125.00'	039°10'45"	N64°12'42"E	83.82'
C2	9.37'	5.00'	107°24'50"	S81°03'36"E	8.06'
C3	177.12'	65.00'	156°07'49"	N75°07'50"E	127.19'
C4	4.86'	5.00'	055°40'46"	N24°53'46"E	4.67'



DATE: OCTOBER 26, 2018 SCALE: 1" = 100' PP1904-001

RJ SURVEYING & ASSOCIATES, INC.
 2900 JAZZ STREET, ROUND ROCK, TEXAS 78664
 (512) 836-4793 FAX: (512) 836-4817