

**Hairy Man Tract  
PRELIM PLAT PP1809-002**



**CASE PLANNER:** Clyde von Rosenberg

**REQUEST:** Approval of the preliminary plat

**ZONING AT TIME OF APPLICATION:** SF-3 (Single Family - Mixed Lot)

**DESCRIPTION:** 40.01 acres out of the Curry D. Survey and McDaniel E. Survey

**CURRENT USE OF PROPERTY:** vacant

**GENERAL PLAN LAND USE DESIGNATION:** residential

**ADJACENT LAND USE:**

- North: Hairy Man Road and SF-2 (Single family - standard lot) - Creekbend subdivision
- South: Creekbend Blvd. and ET J (extraterritorial jurisdiction)
- East: Creekbend Blvd. and ET J (extraterritorial jurisdiction)
- West: ET J and Fern Bluff MUD (Municipal Utility District)

**PROPOSED LAND USE:** single family

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	81	19.6
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	6	18.51
ROW:	4	1.9
Parkland:	0	0
Other:	0	0
<b>TOTALS:</b>	<b>91</b>	<b>40.01</b>

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**Owner:**  
Clarence Lorenza Sauls  
P.O. Box 34  
ROUND ROCK, TX 78680

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**Agent:**  
BGE, Inc.  
RJ Rychlik  
7000 North Mopac, Suite 330  
Austin, TX 78731

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**Hairy Man Tract  
PRELIMINARY PLAT PP1809-002**

**HISTORY:** The Planning and Zoning Commission recommended approval of the zoning of this property and it was annexed into the City and zoned as SF-3 (Single Family – Mixed Lot) on April 12, 2018.

**DATE OF REVIEW:** November 7, 2018

**LOCATION:** Northeast of the intersection of Creek Bend Blvd. and Wyoming Springs Dr.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The General Plan designates the property as residential. It is zoned as SF-3 (Single Family – Mixed Lot), a district which 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 exterior finish of all houses must be at least 75% masonry and must include upgraded garage doors. The district is designed to provide a mixture of the three lot sizes: (1) estate lots, which are to be at least 40% of the total number of lots; (2) standard lots, which are to be at least 30% of the total number of lots; and (3) small lots, which are not to exceed 20% of the total number of lots. An exception to the specified A subdivision may contain fewer estate lots or more small lots than allowed if it provides a higher connectivity index and several specified design features.

Due to karst features and creeks which constrain the use of the site, this subdivision does not provide the mixture of the three lot sizes prescribed by the SF-3 district. Instead, it contains less than 40% estate lots and more than 20% small lots. In instances such as this, the SF-3 district provides an alternative standard - the subdivision must provide a connectivity index of 1.4 or greater and the following design features must be constructed:

1. A segment of the Brushy Creek Regional Trail;
2. A brick or natural stone subdivision wall, where required by the subdivision code;
3. Landscaping along arterial and collector roads;
4. Enhanced detention facilities and bridges/culverts.

With the inclusion of the Brushy Creek Regional Trails segment, the connectivity index reaches 1.4. The trail will be designed and constructed in accordance with an agreement between Milestone and Williamson County.

Traffic, Access and Roads: The property has access from Creek Bend Blvd. and from Hairy Man Road. The plat dedicates additional right-of-way for Wyoming Springs Drive, a planned roadway that is on the City's Transportation Master Plan. No TIA (Traffic Impact Assessment) was required.

Water and Wastewater Service: The subdivision will receive water service from an existing 30" waterline that runs along the Wyoming Springs Drive right-of-way and from an existing 12" waterline that runs along Creek Bend Blvd. There are two existing manholes on Hairy Man Road which will provide access to the wastewater system.

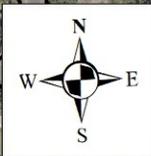
Drainage: A flood study was prepared for the site and it was reviewed and approved by the City.

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**PRELIMINARY PLAT      PP1809-002**

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Label Block 'C'.
2. Change label 'PP 1809-001' to 'PP 1809-002'.
3. Development Lot acreage note – 21.28 acres needs to be consistent with the same note on the final plat – 14.427 acres.
4. Open Space acreage note – 18.38 acres needs to be consistent with the same note on the final plat – 18.171 acres.
5. Label floodplain as 'Ultimate 100% Flood Plain easement'.
6. Depict offsite Whitewater Cove right of way as a dashed line.
7. Change 'Number of Blocks' note to state '6'.
8. Provide/depict survey tie (bearing & Distance) to monument of patent surveys.



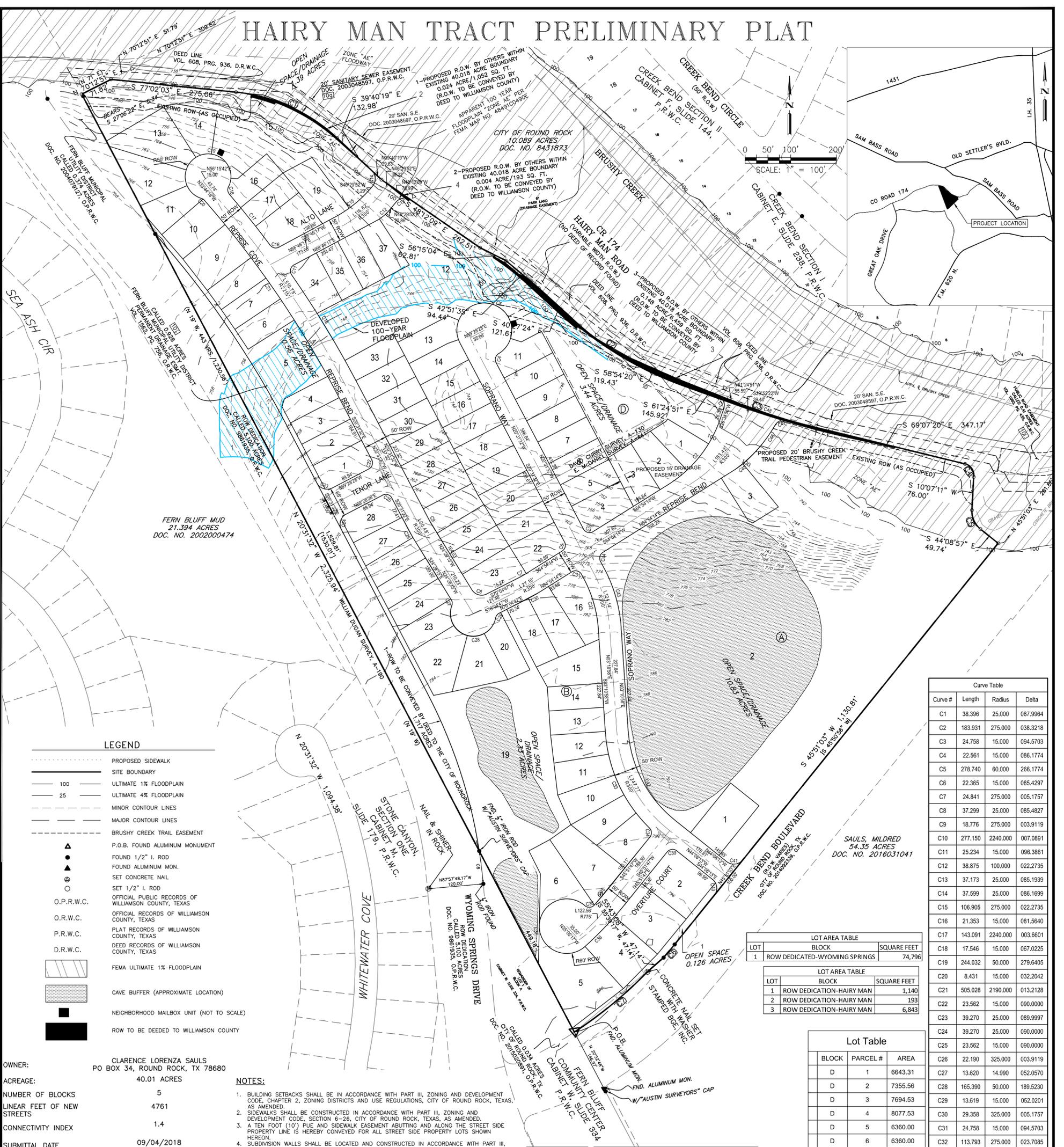
**Subject Tracts  
40.01 ac.**

**Hairy Man Rd**

**Creek Bend Blvd**



# HAIRY MAN TRACT PRELIMINARY PLAT



### LEGEND

- PROPOSED SIDEWALK
- SITE BOUNDARY
- 100' ULTIMATE 1% FLOODPLAIN
- 25' ULTIMATE 4% FLOODPLAIN
- MINOR CONTOUR LINES
- MAJOR CONTOUR LINES
- BRUSHY CREEK TRAIL EASEMENT
- ▲ P.O.B. FOUND ALUMINUM MONUMENT
- FOUND 1/2" I. ROD
- FOUND ALUMINUM MON.
- SET CONCRETE NAIL
- SET 1/2" I. ROD
- O.P.R.W.C. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- ▨ FEMA ULTIMATE 1% FLOODPLAIN
- ▨ CAVE BUFFER (APPROXIMATE LOCATION)
- NEIGHBORHOOD MAILBOX UNIT (NOT TO SCALE)
- ROW TO BE DEEDED TO WILLIAMSON COUNTY

**OWNER:** CLARENCE LORENZA SAULS  
PO BOX 34, ROUND ROCK, TX 78680

**ACREAGE:** 40.01 ACRES

**NUMBER OF BLOCKS:** 5

**LINEAR FEET OF NEW STREETS:** 4761

**CONNECTIVITY INDEX:** 1.4

**SUBMITTAL DATE:** 09/04/2018

**DATE OF PLANNING AND ZONING COMMISSION REVIEW:** 11/07/2018

**PATENT SURVEY:** AW0130 - CURRY, D. SUR.; AW0441 - MCDANIEL, E. SUR.

**ENGINEER:** RICHARD RYCHLIK, P.E.  
B.G.E. INC.  
7000 NORTH MOPAC, SUITE 330  
AUSTIN, TEXAS 78731  
PHONE: (512)879-0400  
FAX: (512)402-1790

**SURVEYOR:** JONATHAN NOBLES, R.P.L.S.  
B.G.E. INC.  
7000 NORTH MOPAC, SUITE 330  
AUSTIN, TEXAS 78731  
PHONE: (512)879-0400  
FAX: (512)402-1790

**BENCHMARK DESCRIPTION AND ELEVATION:** TBM 17-71-1 BOX CUT ON NORTH SIDE OF CREEK BEND BOULEVARD. FIRST INLET WEST OF WYOMING SPRINGS DRIVE AT SOUTHWEST CORNER OF SUBJECT TRACT. ELEV: 798.35 NAVD 88

**TBM 17-71-2:** BOX CUT ON NORTH SIDE OF CREEK BEND BOULEVARD. FIRST INLET WEST OF BRIDGE OVER HAIRY MAN ROAD. ~170 FEET SOUTHWEST OF SOUTHEAST CORNER OF SUBJECT TRACT. ELEV: 774.48 NAVD 88

**TBM 17-71-3:** COTTON SPINDLE IN POWER POLE IN UNDEVELOPED RIGHT-OF-WAY OF WYOMING SPRINGS DRIVE, FIRST POWER POLE SOUTH ON LINE CROSSING OVER HAIRY MAN ROAD. ~130 FEET SOUTHWEST OF NORTHWEST CORNER OF SUBJECT TRACT. ELEV: 798.35

**BEARING BASIS:** TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83.

**DEVELOPMENT:** 81 LOTS, 21.28 ACRES  
-ESTATE: 11 LOTS  
-REGULAR: 36 LOTS  
-SMALL: 34 LOTS  
OPEN SPACE/DRAINAGE: 5 LOTS, 18.38 ACRES  
OPEN SPACE: 1 LOT, .13 ACRES  
R.O.W. TO BE DEEDED: 4 LOTS, 1.9 ACRES

**NUMBER OF LOTS BY TYPE**

- ### NOTES:
- 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, AS AMENDED.
  - SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, AS AMENDED.
  - A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
  - SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 4-30, CITY OF ROUND ROCK, TEXAS, AS AMENDED.
  - THIS PLAT CONFORMS TO THE CONCEPT PLAN APPROVED BY THE PLANNING AND ZONING COMMISSION ON 06/06/2018.
  - 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 ANNUAL CHANCE FLOODPLAIN.
  - ALL SLAB ELEVATIONS SHALL BE A MINIMUM OF TWO FEET (2') ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
  - NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN ABOVE.
  - A PORTION OF THIS PRELIMINARY PLAT IS ENCROACHED 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 48491C0490E, EFFECTIVE DATE SEPT 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
  - A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING GREATER THAN 29 DWELLING UNITS.
  - WILLIAMSON COUNTY REGIONAL TRAIL EASEMENT HEREBY DEDICATED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT BETWEEN WILLIAMSON COUNTY AND MILESTONE COMMUNITY BUILDERS, APPROVED ON MARCH 22, 2018.

### RECORD CURVE DATA DOC. NO. 2014092339, O.P.R.W.C.

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
[C6]	[37.50']	[940.00']	[217°10']	[S 46°59'31" W]	[37.50']
[C7]	[207.96']	[935.00']	[124°37']	[S 57°22'18" W]	[207.53']

### RESTRICTIVE COVENANT AND EASEMENT NOTES:

- 10g. Easement granted to Lower Colorado River Authority, Recorded on May 27, 2003, under Document No. 2003048597, Official Public Records of Williamson County, Texas. (AFFECTS SUBJECT TRACT, SHOWN HEREON)
- 10h. Easement granted to Lower Colorado River Authority, Recorded on May 27, 2003, under Document No. 2003048598, Official Public Records of Williamson County, Texas (AFFECTS SUBJECT TRACT, SHOWN HEREON)
- 10i. Easement granted to Fern Bluff Municipal Utility District, Recorded on August 4, 1987, Volume 1562, Page 756, Deed Records of Williamson County, Texas. (AFFECTS SUBJECT TRACT, SHOWN HEREON)
- 10l. Public Road easement granted to County Judge Don Wilson as recorded in Volume 1960, Page 435, Official Public Records of Williamson County, Texas. (AFFECTS SUBJECT TRACT, SHOWN HEREON)

### CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	247.79'	380.00'	37°21'43"	S 58°21'11" E	243.43'
C2	128.80'	400.00'	18°26'55"	S 49°40'52" E	128.24'
C3	161.44'	1,200.00'	7°42'29"	S 65°16'05" E	161.31'
C4	34.58'	25.00'	79°14'30"	S 29°30'04" E	31.89'
C5	47.36'	50.00'	54°16'08"	S 17°00'53" E	45.61'
C6	37.49'	940.00'	2°17'06"	S 47°03'22" W	37.49'
C7	208.08'	935.00'	12°45'03"	S 57°23'50" W	207.65'

### LOT AREA TABLE

LOT	BLOCK	SQUARE FEET
1	ROW DEDICATED-WYOMING SPRINGS	74,796

### LOT AREA TABLE

LOT	BLOCK	SQUARE FEET
1	ROW DEDICATION-HAIRY MAN	1,140
2	ROW DEDICATION-HAIRY MAN	193
3	ROW DEDICATION-HAIRY MAN	6,843

### Lot Table

BLOCK	PARCEL #	AREA
A	1	11173.43
A	2	474809.29
A	3	7729.41

### Lot Table

BLOCK	PARCEL #	AREA
B	1	5930.98
B	2	12927.48
B	3	12036.03
B	4	12295.62
B	5	18785.46
B	6	10341.85
B	7	12964.32
B	8	7120.03
B	9	7120.42
B	10	7845.65
B	11	7429.90
B	12	6730.39
B	13	6360.00
B	14	6360.00
B	15	9542.77
B	16	9576.15
B	17	8561.59
B	18	7641.56
B	19	100911.47
B	20	6686.43
B	21	8972.01
B	22	10978.83
B	23	6304.48
B	24	6886.01
B	25	6693.92
B	26	6510.24
B	27	6479.83
B	28	7483.97

### Lot Table

BLOCK	PARCEL #	AREA
C	1	7484.08
C	2	6357.21
C	3	6357.53
C	4	6271.10
C	5	23664.89
C	6	6475.91
C	7	6476.02
C	8	6474.73
C	9	10737.55
C	10	8660.82
C	11	6971.47
C	12	10987.58
C	13	13381.56
C	14	8237.15
C	15	63899.18
C	16	6536.16
C	17	6455.39
C	18	9027.31
C	19	9662.47

### Lot Table

BLOCK	PARCEL #	AREA
D	1	6643.31
D	2	7355.56
D	3	7694.53
D	4	8077.53
D	5	6360.00
D	6	6360.00
D	7	6360.00
D	8	6360.00
D	9	6360.00
D	10	6360.00
D	11	6697.93
D	12	136091.49
D	13	6937.24
D	14	6321.15
D	15	6360.00
D	16	6360.00
D	17	6360.00
D	18	6360.00
D	19	7439.56
D	20	8950.96
D	21	5973.89
D	22	7277.08
D	23	8011.07
D	24	6360.00
D	25	6360.00
D	26	6892.46
D	27	6360.00
D	28	6360.00
D	29	6360.00
D	30	6360.00
D	31	6360.00
D	32	6360.01
D	33	6323.25
D	34	7761.84
D	35	6284.83
D	36	6313.25
D	37	6682.91

### Curve Table

Curve #	Length	Radius	Delta
C1	38.396	25.000	087.9964
C2	183.931	275.000	038.3218
C3	24.758	15.000	094.5703
C4	22.561	15.000	086.1774
C5	278.740	60.000	266.1774
C6	22.365	15.000	085.4297
C7	24.841	275.000	005.1757
C8	37.299	25.000	085.4827
C9	18.776	275.000	003.9119
C10	277.150	2240.000	007.0891
C11	25.234	15.000	096.3861
C12	38.875	100.000	022.2735
C13	37.173	25.000	085.1939
C14	37.599	25.000	086.1699
C15	106.905	275.000	022.2735
C16	21.353	15.000	081.5640
C17	143.091	2240.000	003.6601
C18	17.546	15.000	067.0225
C19	244.032	50.000	279.6405
C20	8.431	15.000	032.2042
C21	505.028	2190.000	013.2128
C22	23.562	15.000	090.0000
C23	39.270	25.000	089.9997
C24	39.270	25.000	090.0000
C25	23.562	15.000	090.0000
C26	22.190	325.000	003.9119
C27	13.620	14.990	052.0570
C28	165.390	50.000	189.5230
C29	13.619	15.000	052.0201
C30	29.358	325.000	005.1757
C31	24.758	15.000	094.5703
C32	113.793	275.000	023.7085
C33	235.588	325.000	041.5329
C34	22.047	15.000	084.2131
C35	42.844	750.000	003.2455
C36	23.323	15.000	089.0887
C37	275.716	59.998	263.2980
C38	126.497	800.000	009.0597
C39	23.562	15.000	090.0000
C40	39.265	25.000	089.9878
C41	39.275	25.000	090.0122
C42	227.119	275.000	047.3198
C43	134.482	325.000	023.7085
C44	22.365	15.000	085.4297
C45	37.666	200.000	010.7905
C46	97.460	327.250	017.0636
C47	33.297	25.000	076.3111
C48	109.429	1200.000	005.2249

### Lot Table

BLOCK	PARCEL #	AREA
D	1	6643.31
D	2	7355.56
D	3	7694.53
D	4	8077.53
D	5	6360.00
D	6	6360.00
D	7	6360.00
D	8	6360.00
D	9	6360.00
D	10	6360.00
D	11	6697.93
D	12	136091.49
D	13	6937.24
D	14	6321.15
D	15	6360.00
D	16	6360.00
D	17	6360.00
D	18	6360.00
D	19	7439.56
D	20	8950.96
D	21	5973.89
D	22	7277.08
D	23	8011.07
D	24	6360.00
D	25	6360.00
D	26	6892.46
D	27	6360.00
D	28	6360.00
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**Brown & Gay Engineers, Inc.**  
7000 North Mopac, Suite 330  
Austin, TX 78731  
Tel: 512-879-0400  
www.browngay.com  
TBPE Registration No. F-1046

PRELIMINARY PLAT

ISSUE DATE: SCALE: SHEET:  
" = 100' EXHIBIT