City of Round Rock

Planning and Zoning Commission

Meeting Agenda - Final

Chairman David Pavliska
Vice Chair Rob Wendt
Alternate Vice Chair Jennifer Henderson
Commissioner Stacie Bryan
Commissioner Casey Clawson
Commissioner Paul Emerson
Commissioner Michelle Ly
Commissioner Greg Rabaey
Commissioner Jennifer Sellers

Wednesday, September 4, 2019 **6:00 PM** **City Council Chambers, 221 East Main St.**

A. CALL MEETING TO ORDER

B. ROLL CALL

C. PLEDGES OF ALLEGIANCE

D. APPROVAL OF MINUTES:

D.1 PZ-2019-124 Consider approval of the minutes for the August 21, 2019, Planning and Zoning Commission meeting.

E. PLATTING AND ZONING:

E.1 PZ-2019-125 Consider public testimony regarding, and approval concerning the request filed by BGE, Inc., on behalf of the property owner, The Quick Living Trust, et al., for approval of a Concept Plan to be known as Quick Farm Concept Plan, generally located northwest of the intersection of E. Old Settlers Blvd. and N. A.W. Grimes Blvd. Case No. CP1908-001

E.2 PZ-2019-126 Consider public testimony regarding, and a recommendation concerning the request filed by Thrower Design, on behalf of the property owner, The Quick Living Trust, et al., for approval of the original zoning of 26.10 acres of land to Planned Unit Development (PUD) for single family detached condominiums, to be known as the Quick Farm PUD, generally located northwest of the intersection of E. Old Settlers Blvd. and N. A.W. Grimes Blvd. Case No. ZON1908-001

E.3 PZ-2019-127 Consider public testimony regarding, and a recommendation concerning the request filed by Thrower Design, on behalf of the property owner, The Quick Living Trust, et al., for approval of the original zoning to the following zoning districts: (a) approximately 13.6 acres to C-1a (General Commercial - Limited), (b) approximately 7.5 acres to MF-1 (Multifamily - Low Density), (c) approximately 2.3 acres to OF-1 (General Office), (d) approximately 5.6 acres to OF-2 (Mid-Rise Office), and (e) approximately 31.6 acres to OS (Open Space), generally located northwest of the intersection of E. Old Settlers Blvd. and N. A.W. Grimes Blvd. Case No. ZON1908-002

F. PRESENTATION AND STAFF REPORT:

F.1 PZ-2019-128 Consider a presentation and update on the City of Round Rock Transportation Plan.

F.2 PZ-2019-129 Consider an update regarding Council and legislative actions related to Planning and Zoning items.

G. ADJOURNMENT

In addition to any executive session already listed above, the Planning and Zoning Commission for the City of Round Rock reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by Texas Government Code:
§551.071 Consultation with Attorney
§551.072 Deliberations regarding Real Property
§551.073 Deliberations regarding Gifts and Donations
§551.074 Personnel Matters
§551.076 Deliberations regarding Security Devices
§551.087 Deliberations regarding Economic Development Negotiations

POSTING CERTIFICATION

I certify that this notice of the Planning and Zoning Commission Meeting was posted on the 29th day of August 2019 at 5:00 p.m. as required by law in accordance with Section 551.043 of the Texas Government Code.

/ORIGINAL SIGNED/
Sara L. White, TRMC, City Clerk

PLANNING AND ZONING COMMISSION
WEDNESDAY, AUGUST 21, 2019 AT 6:00 PM

DRAFT - MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in a regular session on August 21, 2019, in the Round Rock City Council Chambers located at 221 East Main Street. With a quorum present, Chairman David Pavliska called the meeting to order at 6:00 p.m.

B. ROLL CALL

Present were Chairman David Pavliska, Vice Chair Rob Wendt, Commissioner Stacie Bryan, Commissioner Casey Clawson, Commissioner Paul Emerson, Commissioner Jennifer Henderson, Commissioner Michelle Ly, Commissioner Greg Rabaey, and Commissioner Jennifer Sellers.

Planning and Development Services Department staff included Brad Wiseman, Bradley Dushkin, Jeff Dunsworth, Juan Enriquez, Laton Carr, Lee Heckman, Susan Brennan, and Veronica Chandler. Also present were Ed Polasek from the Transportation Department and Charlie Crossfield from the City attorney's office.

C. PLEDGES OF ALLEGIANCE

D. APPROVAL OF MINUTES:

D1. Consider approval of the minutes for the August 7, 2019, Planning and Zoning Commission meeting.

With there being no questions or comments, a motion was offered.

Motion: Motion by Commissioner Emerson, second by Commissioner Sellers to approve Agenda Item D1 as presented.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Emerson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 9 - 0. The motion carried unanimously.

E. PLATTING AND ZONING:

E1. Consider approval of the Palm Valley Lutheran Church Subdivision Preliminary Plat, generally located on the north side of E. Palm Valley Blvd. and west of S. Kenney Fort Blvd. Case No. PP1906-001

Commissioner Clawson recused himself from the discussion and voting on Agenda Items E1 & E2 and left the Council Chamber.

Mr. Heckman reviewed the Preliminary Plat application stating that the purpose of the application was to create one development lot and one right-of-way reserve lot from 12 existing parcels. He noted that the Preliminary Plat was in conformance with the approved Concept Plan and stated that the tract was used as a place of worship and associated accessory uses. Staff recommended approval of the Preliminary Plat as conditioned.

Mr. Travis Robinson, with Optimized Engineering, LLC, and The Palm Valley Lutheran Church representative, Mr. Alan Dunn, were available to answer questions.

Following a brief discussion, a motion was offered.

Motion: Motion by Commissioner Vice Chair Wendt, second by Commissioner Bryan to approve as conditioned.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Emerson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 9 - 0. The motion carried unanimously.

E2. Consider approval of the Palm Valley Lutheran Church Subdivision Final Plat, generally located generally located on the north side of E. Palm Valley Blvd. and west of S. Kenney Fort Blvd. Case No. FP1906-002

Mr. Heckman reviewed the Final Plat application associated with the Preliminary Plat discussed in Agenda Item E1. He stated that the purpose of the application was to create one development lot and one right-of-way reserve lot from 12 existing parcels. Staff recommended approval of the Final Plat as conditioned.

Mr. Travis Robinson, with Optimized Engineering, LLC, and The Palm Valley Lutheran Church representative, Mr. Alan Dunn, were available to answer questions.

Following a brief discussion regarding the flood plain, a motion was offered.

Motion: Motion by Commissioner Bryan, second by Commissioner Sellers to approve as conditioned.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Emerson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 9 - 0. The motion carried unanimously.

Commissioner Clawson returned to the Council Chamber following the vote.

E3. Consider approval of the Vizcaya Phase 4E Final Plat, generally located on the northeast corner of Pietra Ln. and Varano Bnd. Case No. FP1907-002

Mr. Enriquez gave an overview of the application noting that Vizcaya Phase 4E was in compliance with the approved Preliminary Plat on file. He noted that 2 phases remained to be platted in the Vizcaya Subdivision and 654 building permits have been issued to date.

Following a brief discussion, a motion was offered.

Motion: Motion by Commissioner Henderson, second by Commissioner Ly to approve as conditioned.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Emerson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 9 - 0. The motion carried unanimously.

F. STAFF REPORT:

F1. Consider a presentation regarding development projects.

Mr. Heckman reviewed the status of current site development projects.

F2. Consider an update regarding legislative actions related to plats and quorum.

Mr. Wiseman stated that legislative changes will require plat extensions to be approved by the Planning and Zoning Commission instead of planning staff. Mr. Crossfield explained quorum and the Open Meetings Act.

F3. Consider an update regarding Council actions related to Planning and Zoning items.

Mr. Wiseman noted planning staff updated City Council regarding the City's Comprehensive Plan; Council gave its consent for staff to continue working on the proposed policies.

G. ADJOURNMENT

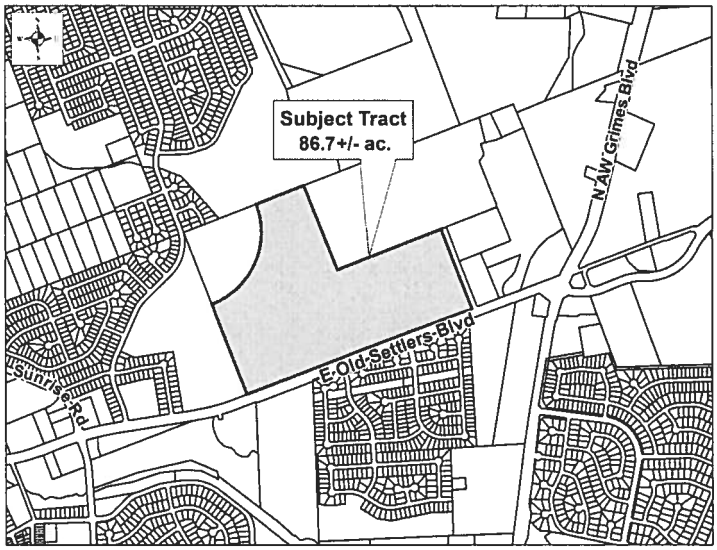
There being no further discussion, the meeting adjourned at 7:11 p.m.

Respectfully Submitted

Veronica Chandler, Planning Tech

Item No. E1

Quick Farm Tract
CONCEPT PLAN CP1908-001



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of a concept plan.

ZONING AT TIME OF APPLICATION: ETJ

DESCRIPTION: 86.7 acres out of the GW Glasscock Survey, Abstract No. 267

CURRENT USE OF PROPERTY:agricultural and Meadow Lake

GENERAL PLAN LAND USE DESIGNATION:commercial/multi-family and open space

ADJACENT LAND USE:

North: agricultural - SF-R (Single Family - rural)
South: single family - ETJ (Meadows at Chandler Creek MUD)
East: senior housing (PUD No. 73) and SF-R (Single Family - rural)
West: Meadow Lake and Settlement subdivision - SF-2 (Single Family - standard lot)

PROPOSED LAND USE: residential, office and commercial

Owner:	**Agent:**
The Quick Living Trust	BGE, Inc.
Edward Quick & Eugenia Quick, et. al	RJ Rychlik
1000 N. IH 35 Ste. A	101 W. Louis Henna Blvd., Ste. 400
Round Rock, TX 78681	Austin, TX 78728

Item No. E1

Quick Farm Tract
CONCEPT PLAN CP1908-001

HISTORY: The property is presently located within the ETJ (extraterritorial jurisdiction) of the City and it is surrounded by the City limits. A request for annexation and zoning of the property has been made.

DATE OF REVIEW: September 4, 2019

LOCATION: Northwest of the intersection of E. Old Settlers Blvd. and N. A.W. Grimes Blvd.

STAFF REVIEW AND ANALYSIS:

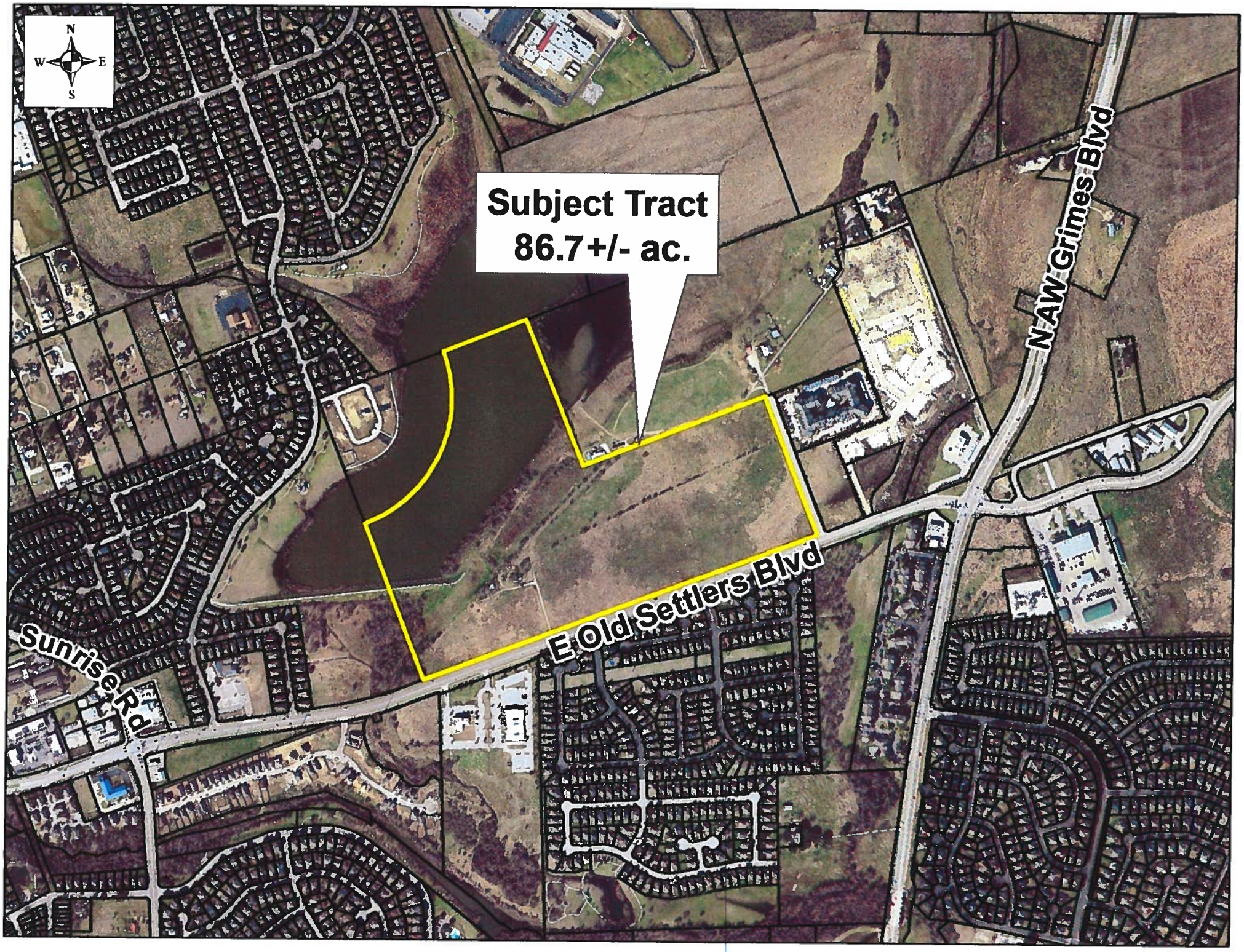
General Plan and Zoning: General Plan 2020 assigns the commercial/multi-family and open space designations to the property.

Traffic, Access and Roads: The City's Transportation Master Plan map indicates a proposed 4-lane extension of College Park Drive through the property from north to south. The property also borders Bluff's Landing Way on its eastern boundary, where a second public street connection is proposed.

Additional Considerations: The 86.6 acre property, known as Quick Farm, has approximately one half-mile of frontage along Old Settlers Blvd. and is surrounded by the city limits of Round Rock on all sides. Approximately 30 acres of the property is covered by an inundation easement to the Upper Brushy Creek WCID (Water Control Improvement District), including part of Meadow Lake.

RECOMMENDED MOTION:

Staff recommends approval of the concept plan.


N
W
E
S
Subject Tract
86.7+/- ac.
N AW Grimes Blvd
E Old Settlers Blvd
Sunrise Rd

CONCEPT PLAN OF:

QUICK TRACT

0 75 150 300

SCALE: 1" = 150'

OWNER:	EDWARD QUICK, ET AL 1000 N IH 35, SUITE A ROUND ROCK, TX 78681
ACREAGE:	86.645
PATENT SURVEY:	GW GLASSCOCK SURVEY, ABSTRACT NO. 267, WILLIAMSON CO, TEXAS
SUBMITTAL DATE:	AUGUST 6, 2019
DATE OF PLANNING AND ZONING COMMISSION REVIEW:	SEPTEMBER 4, 2019
CASE NUMBER:	CP1908-001
ENGINEER:	RICHARD L. RYCHLIK, P.E. BGE, INC. 101 W LOUIS HENNA BLVD, STE 400 AUSTIN, TEXAS 78731 PHONE: (512)879-0400 FAX: (512)402-1790
SURVEYOR:	JONATHAN NOBLES, R.P.L.S. BGE, INC. 101 W LOUIS HENNA BLVD, STE 400 AUSTIN, TEXAS 78731 PHONE: (512)879-0400 FAX: (512)402-1790
BENCHMARK DESCRIPTION AND ELEVATION:	TBM 18-10: BRASS DISK STAMPED "18-10" ON TOP OF THE EAST END OF A 2-FOOT TALL CONCRETE RETAINING WALL AT THE SOUTH END OF MEADOW LAKE, A/K/A SOIL CONSERVATION SERVICE SITE 14 RESERVOIR ELEVATION 731.13 FEET NAVD 88 DATUM - GEOID 12A GRID N.:10,171,004.34' E.:3,137,679.57'
BEARING BASIS:	TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83.

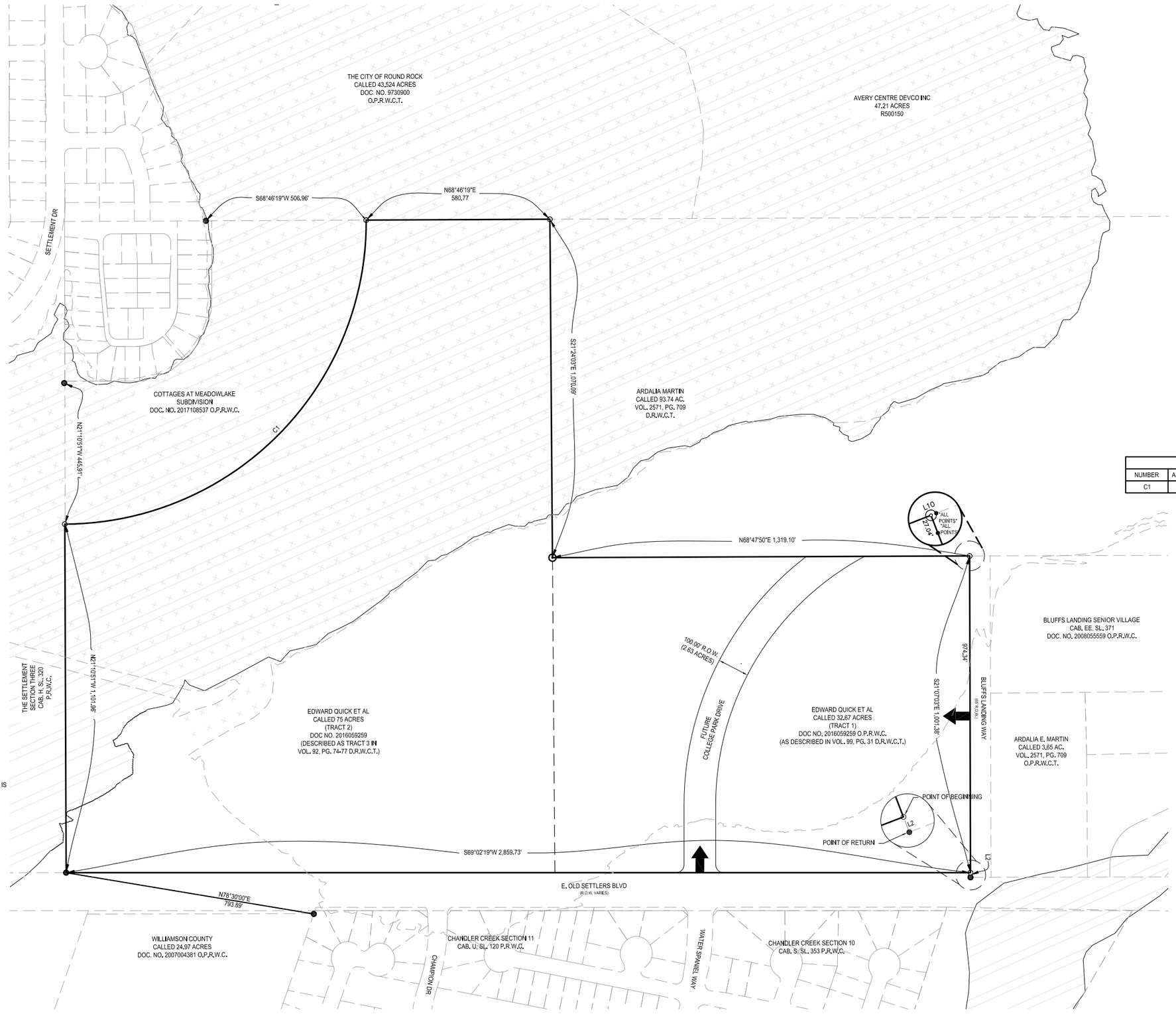
LEGEND

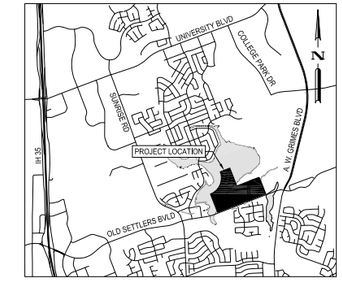
- SITE BOUNDARY
- EXISTING PROPERTY LINES
- PROPERTY DEED BOUNDARY
- PROPOSED ROW (MAJOR ARTERIAL)
- EXISTING 725 CONTOUR (WILCO LIDAR 2017)
- FOUND 1/2" I. ROD
- SET CONCRETE NAIL
- SET 1/2" I. ROD
- FOUND 3/4 " IRON PIPE
- O.P.R.W.C. — OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C. — OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C. — PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T — DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- APPROXIMATE UPPER BRUSHY CREEK WCID DAM 14 INUNDATION EASEMENT
- FEMA ULTIMATE 1% FLOODPLAIN
- PROPOSED SITE CONNECTION POINTS*

*SUBJECT TO PRELIMINARY PLAT APPROVAL.

NOTES:

1. LOCATION OF UPPER BRUSHY CREEK WCID INUNDATION EASEMENT IS BASED ON THE LOCATION OF THE 725 CONTOUR. TOPOGRAPHIC INFORMATION DISPLAYED IN THIS PLAN FOR THE PURPOSE OF LOCATING THE EASEMENT IS BASED ON THE WILLIAMSON COUNTY 2017 LIDAR DATA.





LOCATION MAP

1"=4000'

GENERAL NOTES:

1. A PORTION OF THIS CONCEPT PLAN IS ENCROACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD (FEMA ZONE A) AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0495E, EFFECTIVE DATE SEPT 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
2. PROPOSED PUBLIC STREET CONNECTION POINTS ARE SUBJECT TO APPROVAL ON PRELIMINARY PLAT.
3. 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.

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	1,504.12	11,470.92	90°09'17"	N23°47'50"E	16,244.26

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N68°47'50"E	8.08'
L2	N21°07'03"W	14.62

ENGINEER AND SURVEYOR

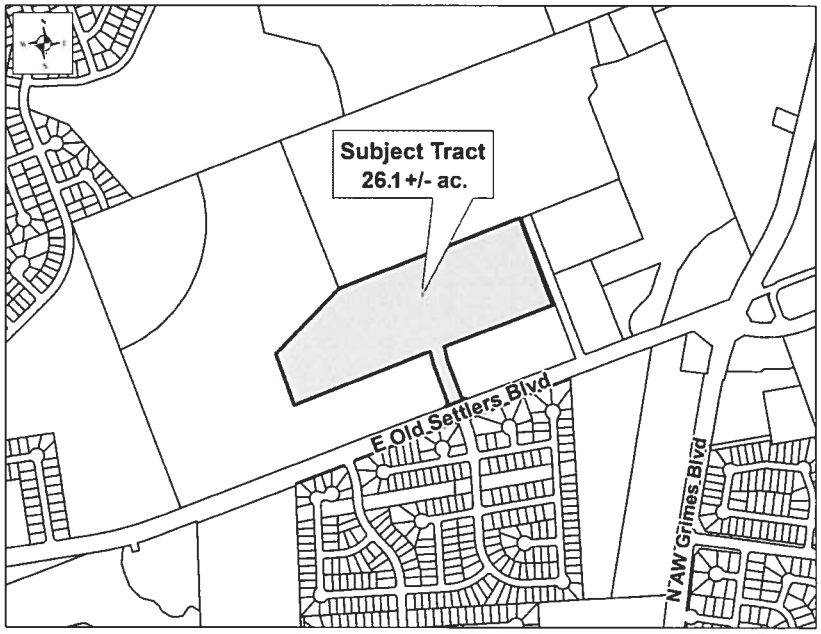
BGE, Inc.
101 W. Louis Henna Blvd, Suite 400
Austin, TX 78728
TEL: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046

SHEET 1 OF 1

G:\TXC\Projects\Milestone\7051-00_Quick_Tract\03_CADD\01_Shts\7051-Quick Tract Concept Plan.dwg Layout: CONCEPT PLAN 1 OF 1 Plotted: 8/16/2019 1:39:24 PM

Item No. E2

Quick Farm PUD
ZONING ZON1908-001



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of PUD zoning for single family common lot

ZONING AT TIME OF APPLICATION: ETJ

DESCRIPTION: 26.1 acres out of the GW Glasscock Survey, Abstract No. 267

CURRENT USE OF PROPERTY:agricultural and Meadow Lake

GENERAL PLAN LAND USE DESIGNATION:commercial/multi-family

ADJACENT LAND USE:

North: agricultural - SF-R (Single Family - rural)
South: single family - ETJ (Meadows at Chandler Creek MUD)
East: senior housing (PUD No. 73) and SF-R (Single Family - rural)
West: Meadow Lake and Settlement subdivision - SF-2 (Single Family - standard lot)

PROPOSED LAND USE: single family common lot

TOTAL ACREAGE: 26.1

Owner:	**Agent:**
The Quick Living Trust	Thrower Design
Edward Quick & Eugenia Quick, et al.	Ron Thrower
1000 N. IH 35 Ste. A	P.O. Box 41957
Round Rock, TX 78681	Austin, TX 78704

Item No. E2

Quick Farm PUD
ZONING ZON1908-001

HISTORY: The property is presently located within the ETJ (extraterritorial jurisdiction) of the City and it is surrounded by the City limits. The 86.7 acre property, known as Quick Farm, is to be annexed and zoned for a residential, commercial and office uses.

DATE OF REVIEW: September 4, 2019

LOCATION: Northwest of the intersection of E. Old Settlers Blvd. and N. A.W. Grimes Blvd.

STAFF REVIEW AND ANALYSIS:

The proposed PUD contains approximately 26 acres to be developed with a maximum of 150 single family detached units on a common lot, with each dwelling unit having a private external entrance, private parking, and a private yard area. All dwellings will be established as condominium units.

The PUD specifies exterior design elements for the homes, garage door upgrades, fencing, building setbacks and landscaping. In addition, three amenities are required, which are to be selected from a list of choices including: playground equipment, a dog park, various sport courts, a business center and a swimming pool.

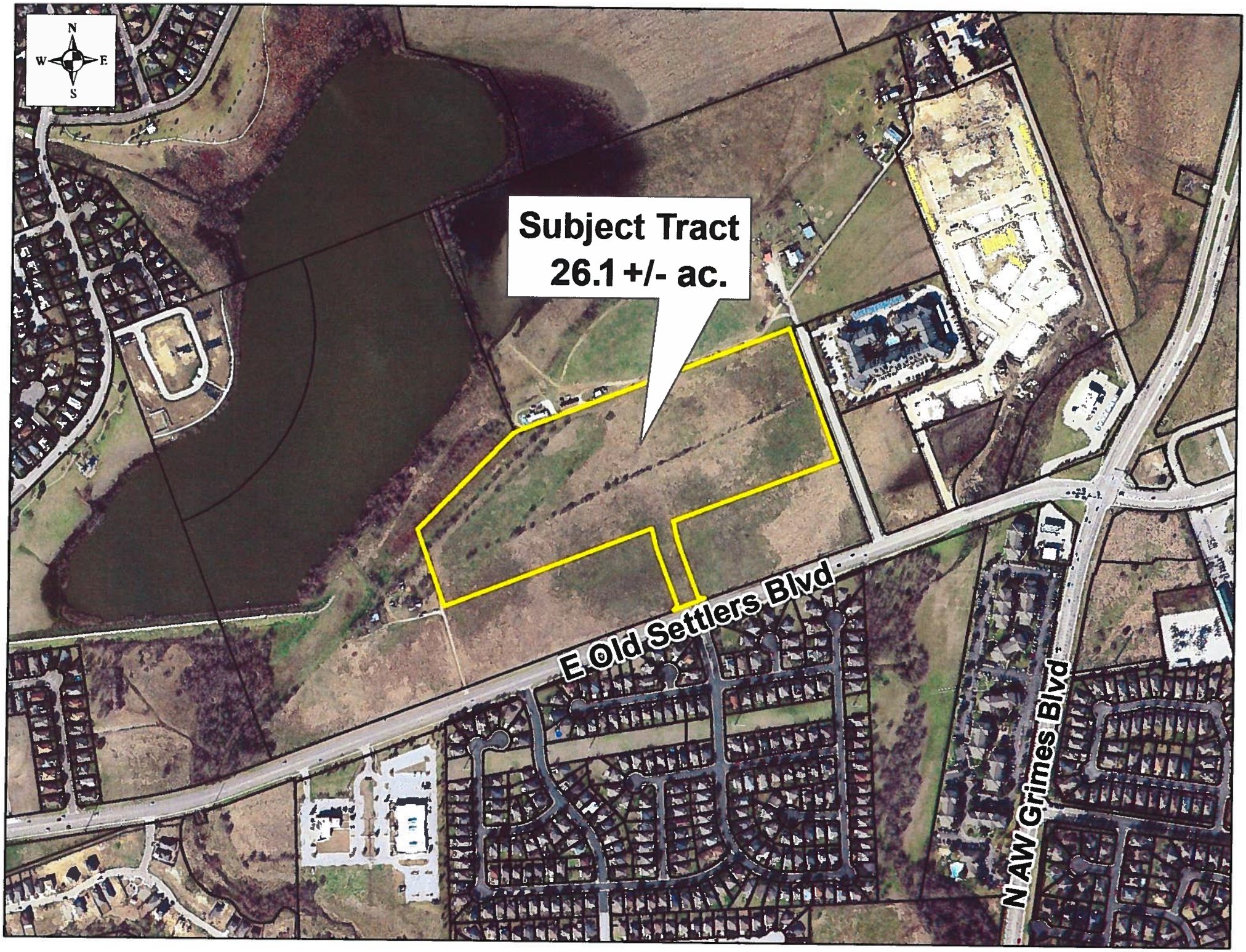
A total of four parking spaces per unit are required, with two garage enclosed parking spaces and two parking spaces located in front of the garage and outside of the private access drive. Guest parking shall be provided from parallel parking on one side of the drive aisle, which must be a minimum width of 30-feet from 'face of curb to face of curb'. A four-foot wide sidewalk will be on one side of the drive aisle.

General Plan and Zoning: General Plan 2020 assigns the commercial/multi-family and open space designations to the property. Approval of the PUD will amend the general plan to support a higher density single family detached condo product.

Traffic, Access and Roads: The City's Transportation Master Plan map indicates a proposed four-lane extension of College Park Drive through the property from north to south. The property also borders Bluff's Landing Way on its eastern boundary, where a second public street connection is proposed. The proposed development does not generate enough peak hour trips to require a traffic impact assessment.

RECOMMENDED MOTION:

Staff recommends approval of the PUD for a single family common lot development.


N
W
E
S
Subject Tract
26.1 +/- ac.
E Old Settlers Blvd
N AW Grimes Blvd

II.
DEVELOPMENT STANDARDS

1. **DEFINITIONS**
Words and terms used herein shall have their usual force and meaning, or as defined in the City of Round Rock Code of Ordinances, as amended, hereinafter referred to as "the Code."

2. **PROPERTY**
This Plan covers approximately 26.10 acres of land, located within the City of Round Rock, Texas, and more particularly described in **Exhibit "A"**.

3. **PURPOSE**
The purpose of this Plan is to ensure a PUD that: 1) is equal to, superior than and/or more consistent than that which would occur under the standard ordinance requirements, 2) is in harmony with the General Plan, as amended, 3) does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and welfare, 4) is adequately provisioned by essential public facilities and services, and 5) will be developed and maintained so as not to dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use.

4. **APPLICABILITY OF CITY ORDINANCES**
   4.1. Zoning Ordinance
   All aspects not specifically covered by this Plan shall be regulated by the **TH (Townhouse)**, as amended. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.

   4.2. Other Ordinances
   All other Ordinances within the Code, as applicable and as amended, shall apply to the Property, except as clearly modified by this Plan. In the event of a conflict, the terms of this Plan shall control.

5. **PROJECT OVERVIEW**
   5.1. Purpose of Plan
   The purpose of the Plan is to provide a single family residential development.

   5.2. Land Use
   (1) The residential housing type shall be single family detached units on a common lot, with each dwelling unit having a private external entrance, private parking, and a private yard area.

   (2) All dwelling units shall be established as condominium units, pursuant to the Texas Uniform Condominium Act, Section 82.001 et. seq., Texas Property Code.

   (3) A maximum of 150 units shall be allowed.

6. DEVELOPMENT STANDARDS

6.1. Exterior Design Elements

The following design elements shall be required on the rear second floor elevation of two story units when the rear faces College Park Drive:

(1) One window enhancement from the following list:
- (a) Shutters
- (b) Awnings or shed roofs
- (c) Arch windows

(2) One design feature from the following list:
- (a) Balcony
- (b) Dormer or projected wall
- (c) Box window

6.2. Garage Door Treatment

(1) An upgraded garage door, defined as a metal door with the addition of window panels, a faux wood garage door with decorative hardware, or a wood clad garage door, shall be required.

(2) Upgraded garage doors shall not be required for swing in, side entry garages.

6.3. Yard Fencing

Single family unit fencing shall be constructed of the following materials: brick, stone, reinforced concrete, decorative masonry, wrought iron, tubular steel, redwood or cedar with a picket size of 1" x 6" with metal posts and treated rails, or other equivalent materials approved by the Zoning Administrator.

6.4. Perimeter Fencing and Subdivision Wall

(1) Where the platted lot boundaries are adjacent to the right-of-way for College Park Drive, a subdivision wall, in compliance with Section 4-30 of the Code, shall be constructed when the adjacent portion of College Park Drive is constructed; and

(2) Where the platted lot boundaries are not adjacent to the right-of-way for College Park Drive, a cedar privacy fence with a picket size of 1" x 6", a top cap, treated rails and metal posts, with the finished side facing the abutting properties, shall be constructed.

6.5. Building Setbacks

(1) The building setback for the lot on which multiple residential units are located shall be 20' from any lot boundary.

(2) Individual condominium lot building setbacks shall be according to **Exhibit "B"**.

6.6. Parking

(1) A total of 4 parking spaces per unit are required:

(a) 2 garage enclosed parking spaces
(b) 2 parking spaces located in front of the garage and outside of the private access drive. Parking spaces shall measure 9' x 18'.

(2) Guest parking shall be provided by:

(a) Providing for parallel parking on one side of the drive aisle, which requires a drive aisle width equivalent to 30-feet measured 'face of curb to face of curb'.

6.7. Private Drive Aisles

(1) A minimum width of 30' from 'face of curb to face of curb' - parallel parking is to be provided on one side; parallel parking subject to City design regulations, including access for emergency vehicles:

(a) Shall include a four foot (4') wide sidewalk on one side of the drive;
(b) Subgrade to be approved by the City of Round Rock according to the Transportation Manual, Section 3 – Pavement Design for local streets;
(c) A private home owners association will be established for the maintenance of the private drive aisles.

6.8. Landscaping

(1) The landscape development standards outlined in Section 46-195, Landscaping, shall apply, with the following modifications:

(a) All development areas, including residential, which include turf shall utilize Drought Tolerant Turf Grasses, as defined by the Code.
(b) Plant material shall be of a native and/or adapted species, including those selected from *Native and Adapted Landscape Plants, an Earth-Wish Guide for Central Texas*, created by the Texas Cooperative Extension, Grow Green and the Lady Bird Johnson Wildflower Center.
(c) Each single family dwelling unit shall be provided with a minimum of three (3) two-inch (2") caliper large species trees, whether through the preservation of existing trees or planting of two-inch (2") caliper container-grown trees.

(2) A private home owners association will be established for the maintenance of any landscape and irrigation areas located between the private drive lanes and single family units as well as for all community signage, walls, medians, common open spaces and detention areas.

7. AMENITIES

7.1. Requirement

A total of three (3) amenities accessible to all residents shall be provided.

7.2. Amenities

Amenities to be provided shall include but are not limited to the following:

(1) Playground equipment;
(2) Fenced dog park, to measure no smaller than 2,500 square feet, with minimum depth 25 feet;
(3) Private fitness facility*;
(4) Picnic area, to contain no fewer than two tables and two cooking grills;
(5) Swimming pool;
(6) Business center, to contain no less than one computer, printer, fax machine, copier, and scanner (printer, fax machine, copier, and scanner may be integrated into a single device), available for resident use*;
(7) Tennis court;
(8) Basketball court;
(9) Volleyball court;
(10) Kitchen available for resident use*;
(11) Social room available for resident use*;

*These amenities may be located in the amenity center and each one qualifies toward the amenity requirement.

8. CHANGES TO DEVELOPMENT PLAN

8.1. Minor Changes

Minor changes to this Plan which do not substantially and adversely change this Plan may be approved administratively, if approved in writing by the Director of Planning and Development Services and the City Attorney.

8.2. Major Changes

All changes not permitted above shall be resubmitted following the same procedure required by the original PUD application.

LIST OF EXHIBITS

Exhibit “A”	Survey
Exhibit “B”	Home site setbacks

EXHIBIT A

26.102 ACRE QUICK TRACT
MILESTONE COMMUNITY BUILDERS
JOB NO. 5209-00

DESCRIPTION OF A 26.102-ACRE TRACT OF LAND SITUATED
WILLIAMSON COUNTY, TEXAS

ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE GW GLASSCOCK SURVEY, ABSTRACT NO. 267, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF TRACTS I AND II AS CONVEYED TO EDWARD QUICK, ET AL BY WARRANTY DEED RECORDED IN DOCUMENT NO. 2016059259 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FURTHER DESCRIBED AS BEING A PORTION OF THAT CALLED 32.67-ACRE TRACT OF LAND AS CONVEYED TO OSCAR QUICK BY DEED RECORDED IN VOLUME 99, PAGE 31 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PORTION OF A CALLED 75-ACRE TRACT OF LAND DESCRIBED AS TRACT THREE AS CONVEYED TO OSCAR QUICK BY PARTITION DEED RECORDED IN VOLUME 92, PAGE 74-77 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for POINT OF REFERENCE at a 1/2-inch iron rod found at the intersection of the north right-of-way line of Old Settlers Boulevard (variable width right-of-way) with the west right-of-way line of Bluffs Landing Way (65 feet wide right-of-way), as dedicated by BLUFFS LANDING SENIOR VILLAGE, a plat recorded in Cabinet EE, Slides 371-372 of the Official Public Records of Williamson County, Texas; Thence, with the west right-of-way line of said Bluffs Landing Way, N 21°07'03" W, pass a 1/2-inch iron rod with cap stamped "BGE INC" set at the southeast corner of the remaining portion of the above described Quick 32.67-acre tract, and continuing on for a total distance of 389.62 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the most easterly southeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, leaving said Bluffs Landing Way right-of-way and over and across said Quick 32.67-acre tract, 375 feet northerly of and parallel with the north right-of-way line of said Old Settlers Boulevard, S 69°02'19" W, a distance of 790.17 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract and the point of curvature of a non-tangent curve to the left;

THENCE, continuing over and across said Quick 32.67-acre tract, along said curve to the left, an arc distance of 161.15 feet, having a radius of 890.00 feet, a central angle of 10°22'29" and a chord which bears S 15°46'26" E a distance of 160.93 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of tangency;

THENCE, continuing over and across said Quick 32.67-acre tract, S 20°57'41" E a distance of 189.73 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of curvature of a curve to the left;

THENCE, continuing over and across said Quick 32.67-acre tract, along said curve to the left, an arc distance of 39.27 feet, having a radius of 25.00 feet, a central angle of 90°00'00" and a chord which bears S 65°57'41" E a distance of 35.36 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set on the north right-of-way line of said Old Setters Boulevard, for the most southerly southeast corner of the herein described tract;

THENCE, with the north right-of-way line of said Old Settlers Boulevard, S 69°02'19" W a distance of 150.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the most southerly southwest corner of the herein described tract and a point of curvature of a non-tangent curve to the left, from which a 1/2-inch iron rod found for the southwest corner of said Quick 75-acre tract bears S 69°02'19" W a distance of 1,928.98 feet;

THENCE, leaving the north right-of-way line of said Old Settlers Boulevard and over and across said Quick 32.67-acre tract, along said curve to the left, an arc distance of 39.27 feet, having a radius of 25.00 feet, a central angle of 90°00'00" and a chord which bears N 24°02'19" E a distance of 35.36 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of tangency;

THENCE, continuing over and across said Quick 32.67-acre tract, N 20°57'41" W a distance of 189.73 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of curvature of a curve to the right;

THENCE, continuing over and across said Quick 32.67-acre tract, along said curve to the right, an arc distance of 160.98 feet, having a radius of 990.00 feet, a central angle of 09°19'00" and a chord which bears N 16°18'10" W a distance of 160.81 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

THENCE, continuing over and across said Quick 32.67-acre tract and over and across said Quick 75-acre tract, 375 feet northerly of and parallel with the north right-of-way line of said Old Settlers Boulevard, S 69°02'19" W a distance of 991.47 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the most westerly southwest corner of the herein described tract;

THENCE, continuing over and across said Quick 75-acre tract, N 21°25'53" W a distance of 357.68 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the northwest corner of the herein described tract;

THENCE, continuing over and across said Quick 75-acre tract, N 44°04'32" E a distance of 623.53 feet to a 3/4-inch iron pipe found at the northwest corner of said Quick 32.67-acre tract and at the southwest corner of a called 93.74-acre tract of land as conveyed to Ardalia Martin by Warranty Deed recorded in Volume 2571, Page 709 of the Deed Records of Williamson County, Texas, for an angle point in the north line of the herein described tract;

THENCE, with the north line of said Quick-32.67 acre tract and a southerly line of said Martin tract, N 68°47'50" E a distance of 1,319.10 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set on the west right-of-way line of said Bluffs Landing Way, at the northeast corner of said Quick-32.67 acre tract, for the northeast corner of the herein described tract, from which a 1/2-inch iron rod found with cap stamped "ALL POINTS" bears N 68°47'50" E a distance of 8.08 feet;

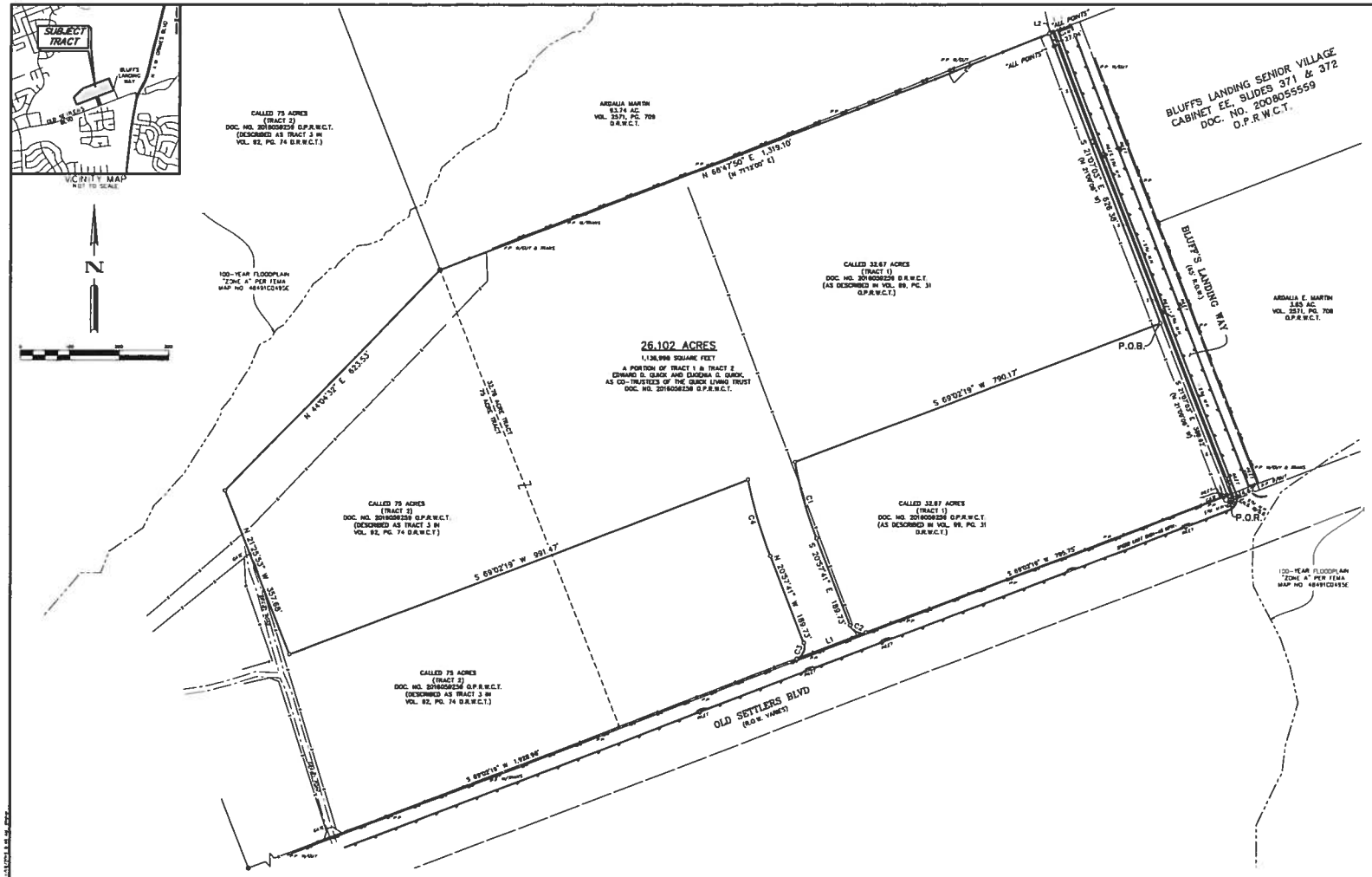
THENCE, with the west right-of-way line of said Bluffs Landing Way, S 21°07'03" E, pass a 1/2-inch iron rod found with cap stamped "ALL POINTS" at a distance of 27.04 feet and continuing on for a total distance of 626.38 feet to the **POINT OF BEGINNING** and containing 26.102 acres of land, more or less.

I hereby certify that these notes were prepared by BGE from a survey made on the ground on April 27, 2019 under my supervision and are true and correct to the best of my knowledge. Bearing orientation is based on the Texas State Plane Coordinate System, Central Zone, NAD 83. A sketch accompanies this description.

7/22/19
Date

Jonathan O. Nobles RPLS No. 5777
BGE, Inc.
101 West Louis Henna Blvd, Suite 400
Austin, Texas 78728
Telephone: (512) 879-0400
TBPLS Licensed Surveying Firm No. 10106502

Client:	Milestone
Date:	July 18, 2019
Revised	July 22, 2019
Job No:	6773-00/01



DESCRIPTION OF A 26.102 ACRE TRACT OF LAND SITUATED WILLIAMSON COUNTY, TEXAS

ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE GW GLASSCOCK SURVEY, ABSTRACT NO. 267, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF TRACTS 1 AND 4 AS CONVEYED TO EDWARD QUICK, ET AL BY WARRANTY DEED RECORDED IN DOCUMENT NO. 2016058258 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FURTHER DESCRIBED AS BEING A PORTION OF THAT CALLED 32.67 ACRE TRACT OF LAND AS CONVEYED TO OSCAR QUICK BY DEED RECORDED IN VOLUME 99, PAGE 31 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PORTION OF A CALLED 75 ACRE TRACT OF LAND DESCRIBED AS TRACT THREE AS CONVEYED TO OSCAR QUICK BY PARTITION DEED RECORDED IN VOLUME 92, PAGE 74 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for POINT OF REFERENCE at a 1/2-inch iron rod found at the intersection of the north right-of-way line of Old Settlers Boulevard (right-of-way varies) with the west right-of-way line of Bluffs Landing Way (right-of-way 65 feet wide), as dedicated by plat known as Bluffs Landing Senior Village as recorded in Cabinet EE, Slides 371-372 of the Official Public Records of Williamson County, Texas; thence, with the west right-of-way line of said Bluffs Landing Way, N 21°19'53" W, pass a 1/2-inch iron rod with cap stamped "BGE INC" set at the southeast corner of the remaining portion of the above described Quick 32.67-acre tract, and continuing on for a total distance of 388.62 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the most easterly southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, leaving said Bluffs Landing Way right-of-way and over and across said Quick 32.67-acre tract, 375 feet northerly of and parallel with the north right-of-way line of said Old Settlers Boulevard, S 69°02'19" W, a distance of 790.17 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for corner an interior corner of the herein described tract and the point of curvature of a non-tangent curve to the left;

THENCE, continuing over and across said Quick 32.67-acre tract, along said curve to the left, an arc distance of 181.15 feet, having a radius of 880.00 feet, a central angle of 10°22'29" and a chord which bears S 15°46'28" E a distance of 180.93 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of tangency;

THENCE, continuing over and across said Quick 32.67-acre tract, S 20°57'41" E a distance of 188.73 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of curvature of a curve to the left;

THENCE, continuing over and across said Quick 32.67-acre tract, along said curve to the left, an arc distance of 38.27 feet, having a radius of 23.00 feet, a central angle of 95°00'00" and a chord which bears S 63°57'41" E a distance of 33.36 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set on the north right-of-way line of said Old Settlers Boulevard, for the most southerly southeast corner of the herein described tract;

THENCE, with the north right-of-way line of said Old Settlers Boulevard, S 69°02'19" W a distance of 150.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the most southerly southwest corner of the herein described tract and a point of curvature of a non-tangent curve to the left, from which a 1/2-inch iron rod found for the southeast corner of said Quick 75-acre tract bears S 69°02'19" W a distance of 1,928.96 feet;

THENCE, leaving the north right-of-way line of said Old Settlers Boulevard and over and across said Quick 32.67-acre tract, along said curve to the left, an arc distance of 38.27 feet, having a radius of 23.00 feet, a central angle of 95°00'00" and a chord which bears N 24°02'19" E a distance of 33.36 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of tangency;

THENCE, continuing over and across said Quick 32.67-acre tract, N 20°57'41" W a distance of 189.73 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of curvature of a curve to the right;

THENCE, continuing over and across said Quick 32.67-acre tract, along said curve to the right, an arc distance of 180.98 feet, having a radius of 880.00 feet, a central angle of 09°15'06" and a chord which bears N 15°18'10" W a distance of 180.81 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

THENCE, continuing over and across said Quick 32.67-acre tract and over and across said Quick 75-acre tract, 375 feet northerly of and parallel with the north right-of-way line of said Old Settlers Boulevard, S 69°02'19" W a distance of 991.47 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the most westerly southwest corner of the herein described tract;

THENCE, continuing over and across said Quick 75-acre tract, N 21°25'53" W a distance of 357.88 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the northwest corner of the herein described tract;

THENCE, continuing over and across said Quick 75-acre tract, N 44°04'32" E a distance of 623.53 feet to a 3/4-inch iron pipe found at the northwest corner of said Quick 32.67-acre tract and at the southwest corner of a called 93.74 acre tract of land as conveyed to Ardalia Martin by Warranty Deed recorded in Volume 2571, Page 709 of the Deed Records of Williamson County, Texas, for an angle point in the north line of the herein described tract;

THENCE, with the north line of said Quick-32.67 acre tract and a southerly line of said Martin tract, N 68°47'50" E a distance of 1,319.10 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set on the west right-of-way line of said Bluff's Landing Way, at the northeast corner of said Quick-32.67 acre tract, for the northeast corner of the herein described tract, from which a 1/2-inch iron rod found with cap stamped "All Points" bears N 68°47'50" E a distance of 8.08 feet;

THENCE, with the west right-of-way line of said Bluff's Landing Way, S 21°19'53" E, pass a 1/2-inch iron rod found with cap stamped "All Points" at a distance of 27.64 feet and continuing on for a total distance of 628.36 feet to the POINT OF BEGINNING and containing 26.102 acres of land, more or less.

GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83.
2. THE PROPERTY LIES IN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAPS FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48491C0495E, REVISED SEPTEMBER 26, 2008. ALL FLOODPLAIN BOUNDARIES SHOWN HEREON ARE APPROXIMATE AND ARE NOT DEPICTED AS A RESULT OF AN ON THE GROUND SURVEY.
3. THIS SURVEY WAS MADE IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY AND COUNTERSIGNED BY CRYSTONE TITLE COMPANY, LLC, UNDER G.F. NUMBER 01-480-8442, DATED EFFECTIVE APRIL 05, 2018 AND ISSUED ON APRIL 13, 2018.
4. THE SQUARE FOOTAGE VALUE SHOWN HEREON IS A MATHEMATICAL VALUE CALCULATED FROM THE BOUNDARY DATA SHOWN HEREON. THIS VALUE IN NO WAY REPRESENTS THE PRECISION OF CLOSURE OF THIS SURVEY OR THE ACCURACY OF CORNER MONUMENTS FOUND OR PLACED.
5. NO BUILDINGS ARE LOCATED ON THE SUBJECT TRACT.

LEGEND

CONC.	CONCRETE
DOC.	DOCUMENT
D.R.W.C.T.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
M.H.	MANHOLE
NO.	NUMBER
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
P.P.	POWER POLE
R.O.W.	RIGHT-OF-WAY
S.N.S.	STREET NAME SIGN
S.S.	STOP SIGN
STM.	STORM
S.V.	SPRINKLER VALVE
TRANS.	TRANSFORMER
VOL.	VOLUME
( )	RECORD INFORMATION FOR VOL. 99, PG. 31, O.P.R.W.C.
( )	RECORD INFORMATION FOR DOC. NO. 2008055559, O.P.R.W.C.
○	SET 1/2" IRON ROD W/ "BGE, INC." CAP
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
●	FOUND 3/4" IRON PIPE

AREA OF CONCRETE
BARBED WIRE FENCE
EDGE OF ASPHALT
OVERHEAD POWER
OVERHEAD TELEPHONE

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	181.15'	880.00'	10°22'29"	S 15°46'28" E	180.93'
C2	38.27'	23.00'	95°00'00"	S 63°57'41" E	33.36'
C3	38.27'	23.00'	95°00'00"	N 24°02'19" E	33.36'
C4	180.98'	880.00'	9°15'06"	N 18°18'10" W	180.81'

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S 69°02'19" W	150.00'
L2	N 68°47'50" E	8.08'

RESTRICTIVE COVENANT AND EASEMENT NOTES:

10B. AN EASEMENT GRANTED TO BRUSHY CREEK MUD NO. 1 AS DESCRIBED IN VOL. 436 PAGE 500 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, MAY AFFECT THE SUBJECT TRACT. BUT CANNOT BE DETERMINED FROM INFORMATION CURRENTLY AVAILABLE.

10C. TERMS AND PROVISIONS OF AGREED FINAL JUDGMENT DATED JUNE 18, 1986, UNDER SUIT STYLED EDWARD D. QUICK VS. CITY OF ROUND ROCK AND JAMES R. NUSE, UNDER CAUSE NO. 86-210-C, 26TH JUDICIAL DISTRICT COURT OF WILLIAMSON COUNTY, TEXAS, MAY AFFECT THE SUBJECT TRACT. BUT CANNOT BE DETERMINED FROM INFORMATION CURRENTLY AVAILABLE.

To Milestone Community Builders, LLC, Stewart Title Guaranty Company, and Crystone Title Company, LLC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 11(observed evidence only), and 14 of Table A thereof. The field work was completed on June 5, 2018.

Date of Plat or Map: July 18, 2018.

STATE OF TEXAS
JONATHAN D. MOBLES
5777
REGISTERED
PROFESSIONAL
LAND SURVEYOR

JONATHAN D. MOBLES RPLS NO. 5777
BGE, INC.
101 WEST LOUIS HENNA BLVD., SUITE 400
AUSTIN, TEXAS 78728
TELEPHONE (512) 879-0400

BGE, Inc.
101 West Louis Henna Blvd. Austin, TX 78728
Tel 512 879-0400 • www.bgeinc.com
TBPLS Licensed Surveying Firm No 10106502

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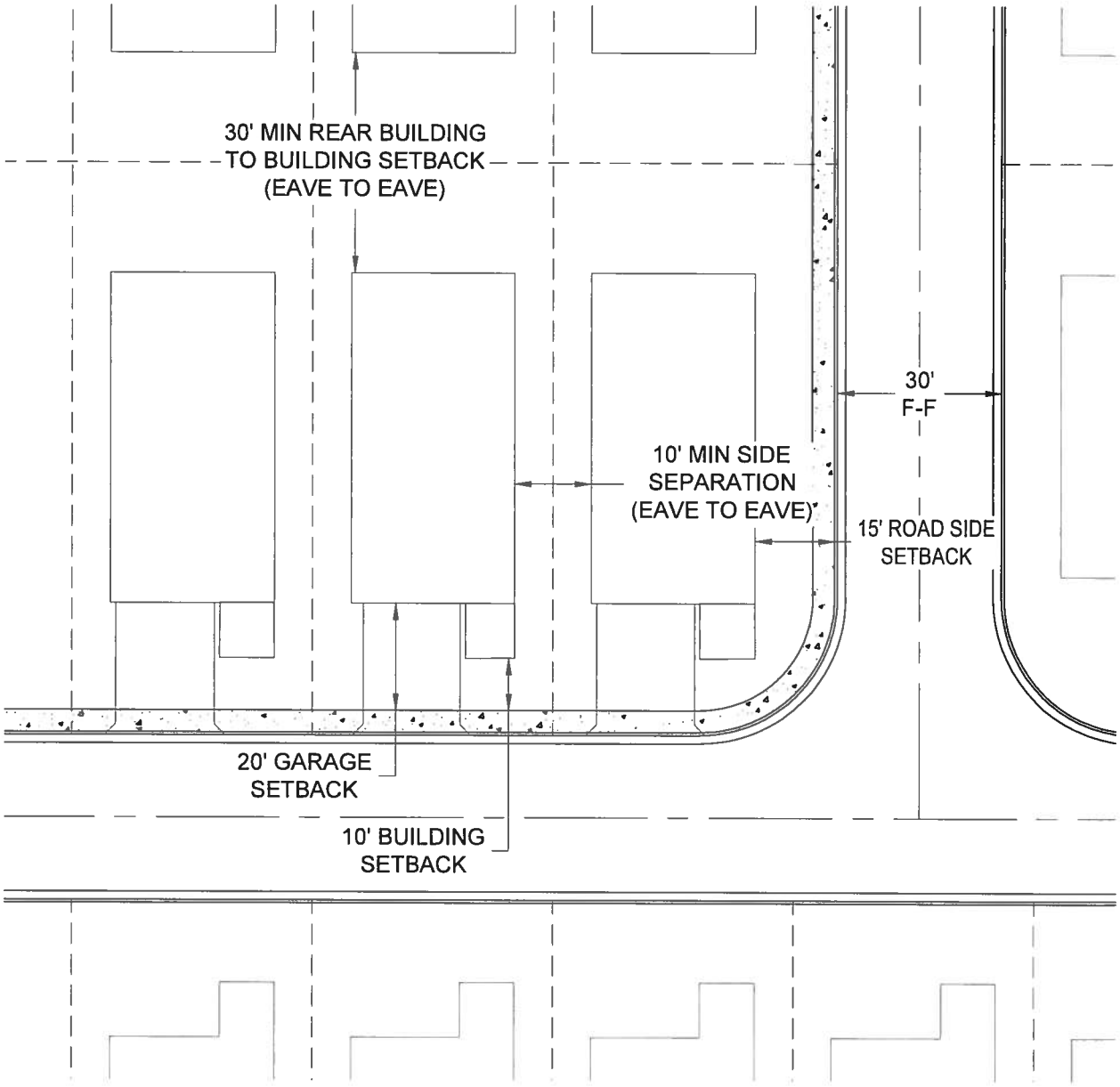
ALTA/NSPS LAND TITLE SURVEY
26.102 ACRES OF LAND
SITUATED IN THE G.W. GLASSCOCK SURVEY, ABSTRACT 267
WILLIAMSON COUNTY, TEXAS

PARTY CHIEF: M.C.	ISSUE DATE: JULY 18, 2018		SHEET 1
TECHNICIAN: M.M./B.F.	SCALE: 1" 100'		
R.P.L.S.: J.M.	JOB NUMBER: 6772-00		
FIELD BOOK NAME: 34			OF 1
BASE FILE: R:\PROJECTS\			



* MINIMUM REAR SETBACK FROM ANY PROPERTY BOUNDARY IS 20'

EXHIBIT "B"

QUICK TRACT

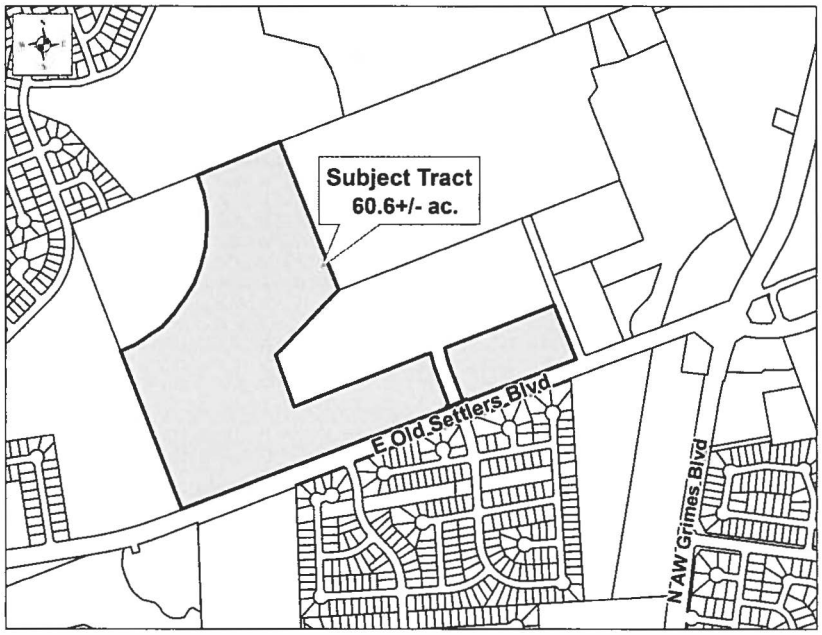
HOME SITE SETBACKS

BROWN & GAY ENGINEERS, INC.
7000 NORTH MOPAC, SUITE 330 AUSTIN, TX 78731 TBPE Registration No F-1046
TEL. 512-879-0400 www.browngay.com

V:\02Proposals\Milestone\Quick Tract\CAD\G Drive Layout\6773-C-LOT-EXH-B.dwg Layout: Layout1 Plotted: 8/26/2019 8:26:17 AM

Item No. E3

Quick Farm Original Zoning
ZONING ZON1908-002



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of original zoning to C-1a, OF-1, OF-2, MF-1 and OS.

ZONING AT TIME OF APPLICATION: ETJ

DESCRIPTION: 60.6 acres out of the GW Glasscock Survey, Abstract No. 267

CURRENT USE OF PROPERTY:agricultural and Meadow Lake

GENERAL PLAN LAND USE DESIGNATION:commercial/multi-family and open space

ADJACENT LAND USE:

North: SF-R (Single Family - rural)
South: ETJ (Meadows at Chandler Creek MUD)
East: senior housing (PUD No. 73) and SF-R (Single Family - rural)
West: Meadow Lake and Settlement subdivision - SF-2 (Single Family - standard lot)

PROPOSED LAND USE: commercial, residential and office

TOTAL ACREAGE: 60.6

Owner:	**Agent:**
The Quick Living Trust Edward Quick & Eugenia Quick, et al. 1000 N. IH 35 Ste. A Round Rock, TX 78681	Thrower Design Ron Thrower P.O. Box 41957 Austin, TX 78704

Item No. E3

Quick Farm Original Zoning
ZONING ZON1908-002

HISTORY: The property is presently located within the ETJ (extraterritorial jurisdiction) of the City and it is surrounded by the City limits. The 86.7 acre property, known as Quick Farm, is to be annexed and zoned for a residential, commercial and office uses.

DATE OF REVIEW: September 4, 2019

LOCATION: Northwest of the intersection of E. Old Settlers Blvd. and N. A.W. Grimes Blvd.

STAFF REVIEW AND ANALYSIS:

The area to be zoned contains approximately 60.6 acres, about one-half of which is to be zoned open space. The open space area includes part of Meadow Lake and an additional area covered by an inundation easement to the Upper Brushy Creek WCID (Water Control Improvement District).

The proposed zoning districts are:

- C-1a (General Commercial – limited) – 13.6 acres
- OF-1 (General Office) – 2.3 acres
- OF-2 (Mid-Rise Office) – 5.6 acres
- MF-1 (Multifamily – low density) – 7.5 acres
- OS (Open Space) – 31.6 acres

The C-1a district allows a wide variety of commercial uses, including retail sales, restaurants and bars, offices, medical offices, auto service, car washes, drug stores and grocery stores. Building height is limited to five stories.

The OF-1 district allows for a variety of office uses including medical office, day care, and cosmetic services. Building height is limited to two stories.

The OF-2 district allows for a variety of office uses including medical office and call centers. Retail sales and services and cosmetic services are allowed only in the first floor of a multi-story building. Restaurants and bars are similarly allowed as an accessory use to an office building. Day care is also allowed as a part of building that has other uses. Building height is limited to five stories.

The MF-1 district allows multifamily units up to 12 units per acre in density, with no more than 120 units allowed in any single complex and no more than 12 dwelling units in any single building. Complexes must be separated from each other by open space, natural features or office or local commercial zoned areas.

The OS district allows for parks, public safety facilities and other community/government services.

The proposed C-1a district is split by the alignment of the future extension of College Park Drive, which will align with Water Spaniel Way where it intersects with E. Old Settlers Blvd. To the west along the Old Settlers Blvd. frontage, an OF-1 tract and an OF-2 tract are on either side of an MF-1 tract, which also has frontage along Meadow Lake.

General Plan and Zoning: General Plan 2020 assigns the commercial/multi-family and open space designations to the property.

Traffic, Access and Roads: The property has approximately one half-mile of frontage along Old Settlers Blvd. The City's Transportation Master Plan map indicates a proposed four-lane extension of College Park

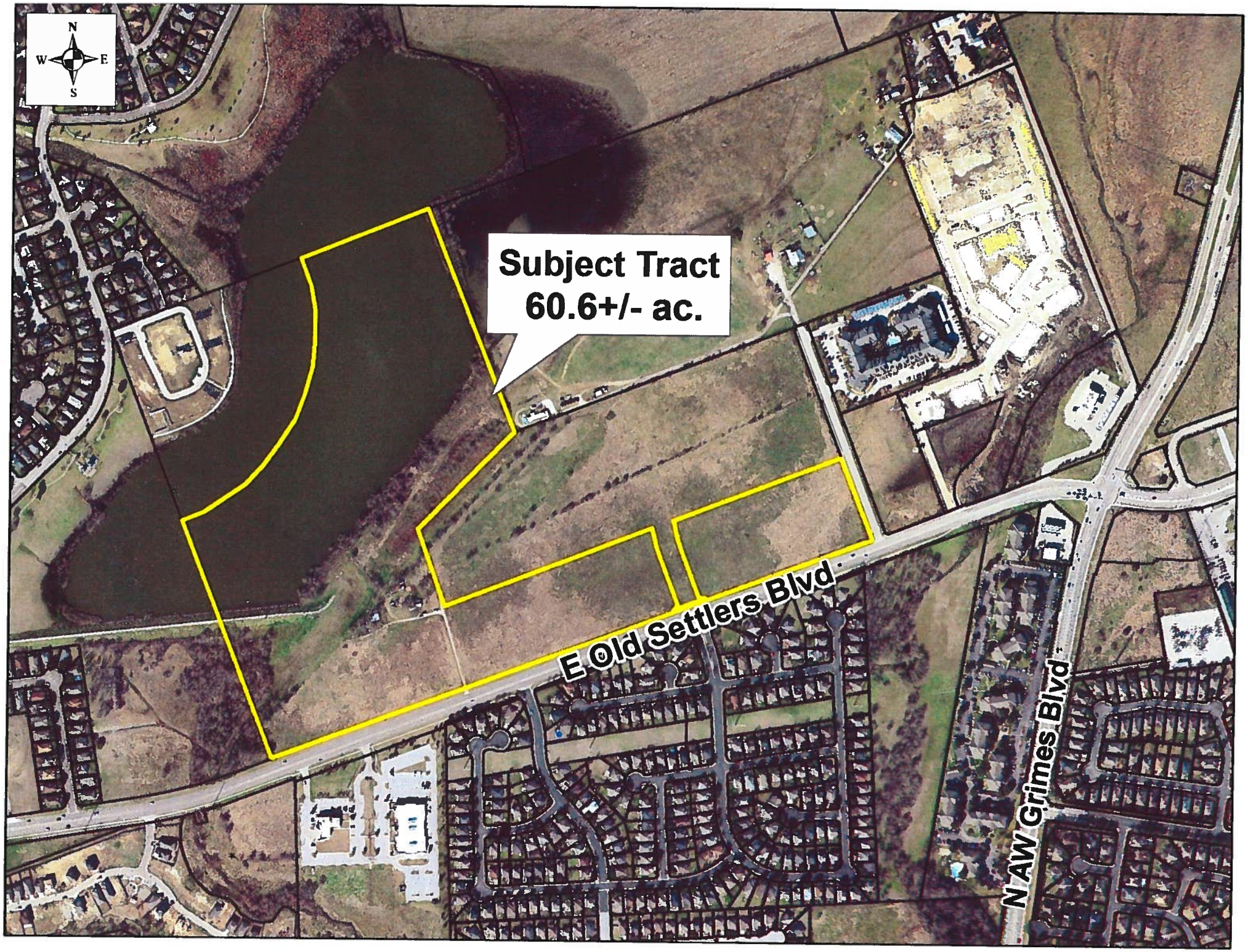
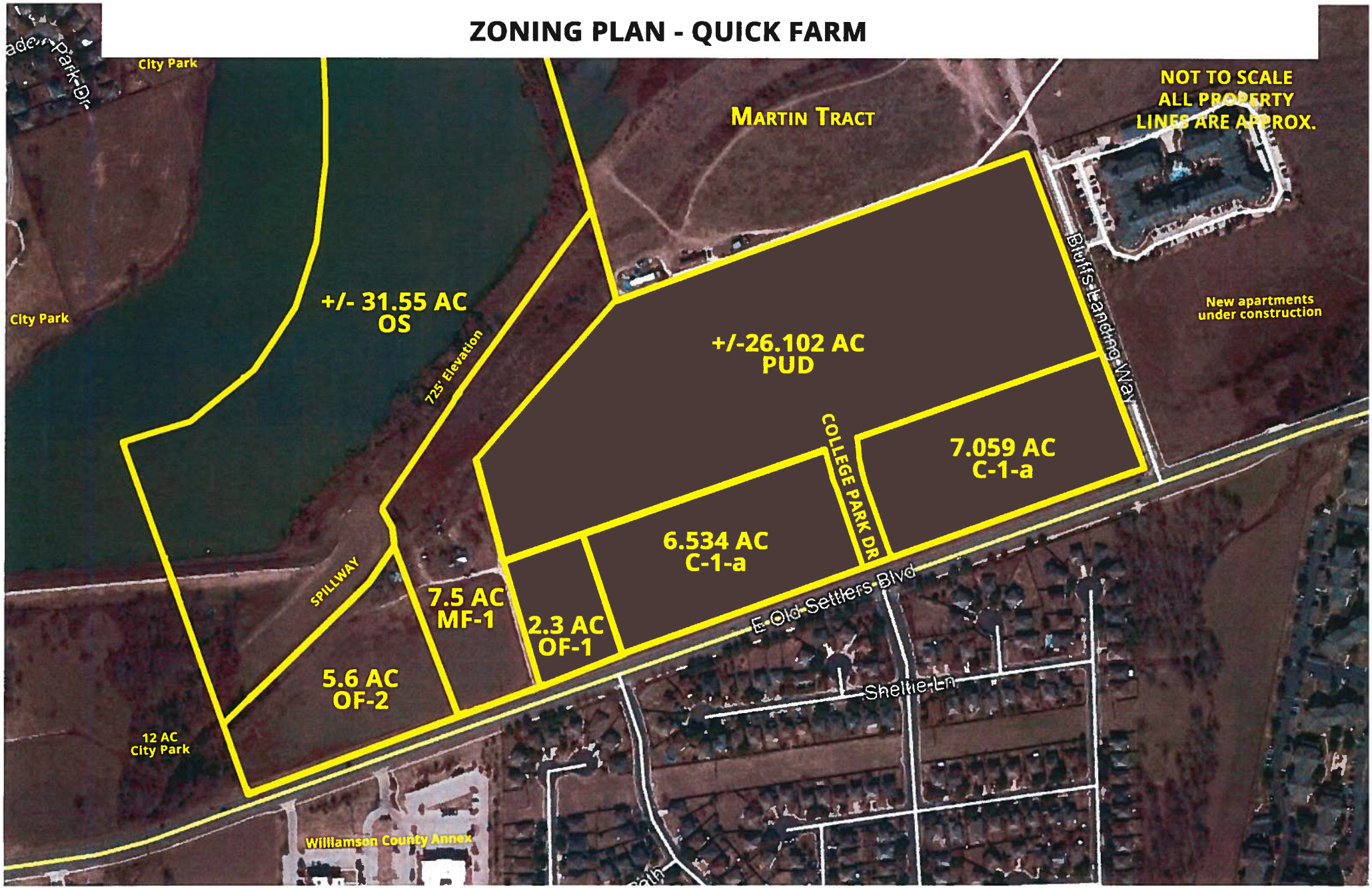
Quick Farm Original Zoning
ZONING ZON1908-002

Drive through a portion of the property from north to south. The property also borders Bluff's Landing Way on its eastern boundary.

Without specific information on the size and type of development, no trip generation can be generated, and a traffic impact assessment cannot be conducted. It is anticipated that the City's transportation impact fees will be in effect when development is initiated on the property. The fees paid will be the development's contribution to the roadway system improvements in the area.

RECOMMENDED MOTION:

Staff recommends approval of the original zoning to the C-1a, OF-1, OF-2, MF-1 and OS districts.


N
W
E
S
Subject Tract
60.6+/- ac.
E Old Settlers Blvd
N AW Grimes Blvd

ZONING PLAN - QUICK FARM