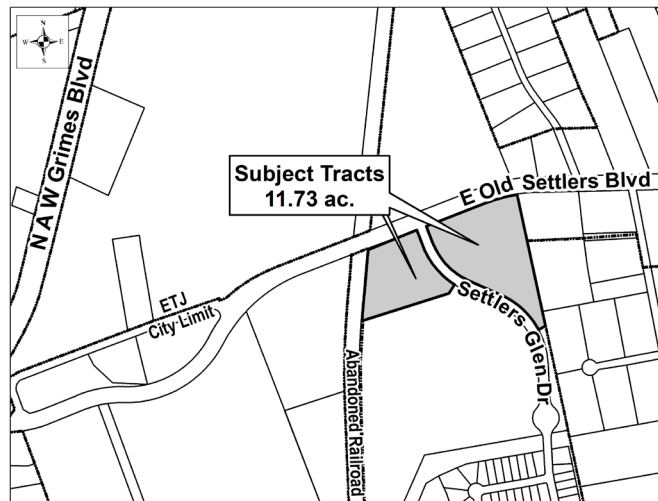


# **Homestead at Old Settlers Park Ph 9 FINAL PLAT FP2207-002**



**CASE PLANNER:** Matthew Johnson

**REQUEST:** Final Plat approval

**ZONING AT TIME OF APPLICATION:** Low-Density Multifamily (MF-1)

**DESCRIPTION:** 11.73 acres out of the Willis Donaho Jr Survey, Abstract No. 173

**CURRENT USE OF PROPERTY:** Vacant/ Undeveloped

**COMPREHENSIVE PLAN LAND USE DESIGNATION:** Residential

**ADJACENT LAND USE:**

North: Residential  
South: Multifamily  
East: ETJ/ Rural Residential  
West: Light Industrial

**PROPOSED LAND USE:**

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	2	11.73
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
<b>TOTALS:</b>	<b>2</b>	<b>11.73</b>

**Owner:**  
Brian Cressman  
3200 E. Palm Valley Blvd.  
Round Rock, TX 78665

**Agent:**  
KTCivil  
Peggy Carrasquillo  
6805 N. Capital of Texas Hwy., Ste.  
315  
Austin, TX 78731

**Developer:**  
Meritage Homes of Texas, LLC  
Kyle Smith  
8920 Business Park Dr  
Ste. 350  
Austin, TX 78759

**Homestead at Old Settlers Park Ph 9  
FINAL PLAT FP2207-002**

**HISTORY:** A Preliminary Plat was approved on January 17<sup>th</sup>, 2020 (PP1912-001). A revised Preliminary Plat was approved on August 12<sup>th</sup>, 2021. The revision solely realigned phase lines. Phase 9 zoning was approved from local commercial to low density multifamily on June 23<sup>rd</sup> of this year.

**DATE OF REVIEW:** August 17, 2022

**LOCATION:** Generally located south of the intersection of E Old Settlers Blvd and Settlers Glen Dr.

**STAFF REVIEW AND ANALYSIS:**

Comprehensive Plan and Zoning: The Future Land Use Map designation of this area is Residential. Homestead at Old Settlers Park consists of approximately 190-acres of land with zoning districts SF-3 (Single Family-Mixed Lot) to MF-1 (Multifamily-Low Density). The Phase 9 Final Plat will facilitate the final phase of development for the Homestead at Old Settlers Subdivision.

Compliance with the Preliminary Plat: As shown, this Final Plat is in compliance with the revised Preliminary Plat for Homestead at Old Settlers (PP1912-001).

Traffic, Access and Roads: The development tract has frontage along Settlers Glen Drive and Old Settlers Blvd. Driveway access will be provided off of Settlers Glen Drive. A Traffic Impact Analysis (TIA) is not required for this development. Roadway impact fees will be assessed based on the date of plat recordation and charged upon submittal of the building permit application.

Water and Wastewater Service: Water and wastewater will be provided by the City of Round Rock. Water will be obtained by connecting to an existing 8" waterline and wastewater line within the ROW of Settlers Glen Drive and Phase 8.

Drainage: A flood study has been approved for the final phase of this subdivision (FLOOD2204-0001).

**RECOMMENDED MOTION:**

Staff recommends approval of the Homestead at Old Settlers Final Plat.





N A W Grimes Blvd

Subject Tracts  
11.73 ac.

E Old Settlers Blvd

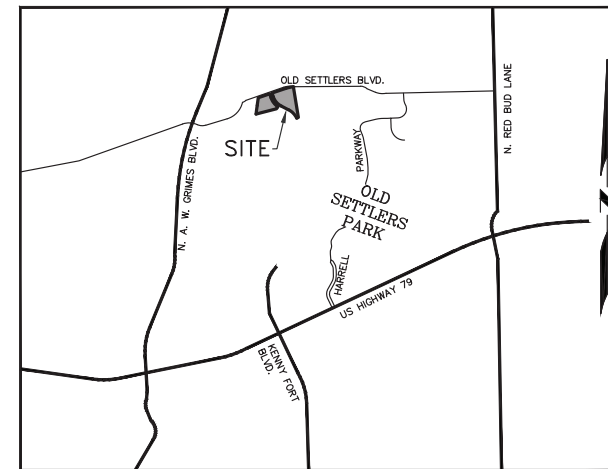
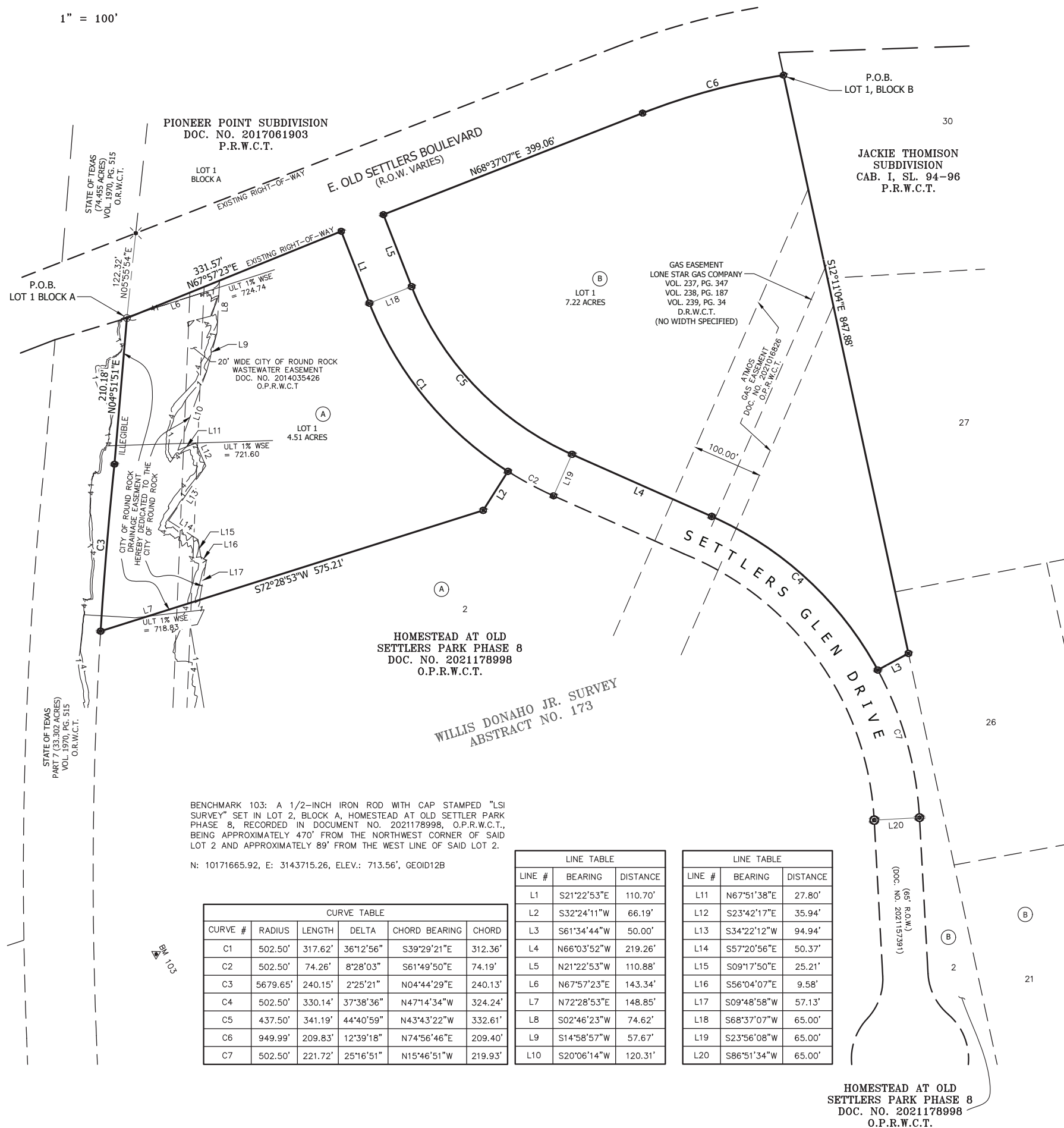
ETJ  
City Limit

Abandoned Railroad

Settlers

Glen Dr








$$1'' = 100'$$


VICINITY MAP  
(NOT TO SCALE)

### LEGEND

- |              |   |
|--------------|---|
| ●            | 1/2" REBAR FOUND (OR AS NOTED)                            |
| ⊙            | 1/2" REBAR WITH CAP STAMPED "LSI SURVEY" FOUND (AS NOTED) |
| ⊙            | 1" PIPE FOUND (OR AS NOTED)                               |
| ⊗            | DRILL HOLE WITH "X" DRAWN                                 |
| O.P.R.W.C.T. | OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS       |
| O.R.W.C.T.   | OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS              |
| P.R.W.C.T.   | PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS                  |
| P.O.B.       | POINT OF BEGINNING  |
| P.U.E.       | PUBLIC UTILITY EASEMENT                                   |
| (A)          | BLOCK   |

LINE TYPE LEGEND

	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	ADJACENT BOUNDARY LINE
	ULTIMATE 4% ANNUAL CHANNEL FLOODPLAIN
	ULTIMATE 1% ANNUAL CHANNEL FLOODPLAIN

GENERAL NOTES:

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).

DISTANCES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET.

SOME FEATURES SHOWN HEREON MAY BE OUT OF SCALE FOR CLARITY.

THIS SURVEY PLAT ACCOMPANIES A METES AND BOUNDS DESCRIPTION OF EVEN DATE.

OWNER: CRESSMAN ENTERPRISES LP

ACREAGE: 11.73 ACRES

PATENT SURVEY: WILLIS DONAHO SURVEY, ABSTRACT NO. 173

NUMBER OF BLOCKS:	2	
LINEAR FEET OF NEW STREETS:	NO R.O.W. DEDICATED	
SUBMITTAL DATE:	JULY 19, 2022	
DATE OF PLANNING & ZONING COMMISSION REVIEW:	AUGUST 17, 2022	
NUMBER OF LOTS BY TYPE:	DEVELOPMENT LOTS	2 LOTS

ACREAGE BY LOT TYPE:                      DEVELOPMENT LOTS - 11.73 ACRES

SURVEYOR: LANDESIGN SERVICES, INC.  
10090 W. HIGHWAY 29  
LIBERTY HILL, TEXAS 78642  
PHONE: 512-238-7901  
TPELS FIRM NO. 10001800

ENGINEER: KITCHEN TABLE CIVIL SOLUTIONS  
6805 N. CAPITAL OF TEXAS HIGHWAY  
SUITE 315  
AUSTIN, TEXAS 78731  
512-758-7474  
TBPE FIRM NUMBER F-18129

**LSI** LANDESIGN ★ SERVICES, INC.

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642  
TBPELS FIRM NO. 10001800  
512-238-7901

**FINAL PLAT**  
**HOMESTEAD AT OLD SETTLERS PARK**  
**PHASE 9**

[illegible]

PROJECT NAME:	KTCS CRESSMAN
JOB NUMBER:	20-033
DATE:	06/21/2022
SCALE:	1" = 100'
DRAWING FILE PATH:	
FIELDNOTE FILE PATH:	
KTCS \X:\20033 - KTCS CRESSMAN\CAD\DWGS	
KTCS \X:\20033 - KTCS CRESSMAN\DESCRIPTIONS	
TECH:	JRM
PARTYCHIEF:	N/A

DRAWING NAME  
HOMESTEAD PHASE  
PLAT

SHEET  
01 of 02

FP2207-002

CHECKED BY: HAS FIELDBOOK: N/A  
DRAWING PATH: K:\2033 - KTC'S CRESSMAN\CA\DWG\HOMESTEAD PHASE 9\PI AT DWG SHEET\PI OT SIZE- ARCH\PI U1 RILEE C (18.00 X 24.00 INCHES) | LAST SAVED: 7/29/2022 8:45 AM PI OT DATE: 7/29/2022 12:15 PM

