# 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

PROPOSED LOTS BY TYPE:	NUMBER OF LOTS	<u>ACREAGE</u>
Residential - Single Unit: Residential - Multi Unit: Office: Commercial: Industrial: Open/Common Space: ROW: Parkland: Other:	2 0 0 0 0 2 0 0	17.86 0.00 0.00 0.00 0.00 8.28 0.00 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 FINAL PLAT FP1510-003

**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.



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 LIMIT
- 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.

FINAL PLAT OF

THE GROVE AT KENNEY FORT

200'

(512) 836-4793 FAX: (512) 836-4817

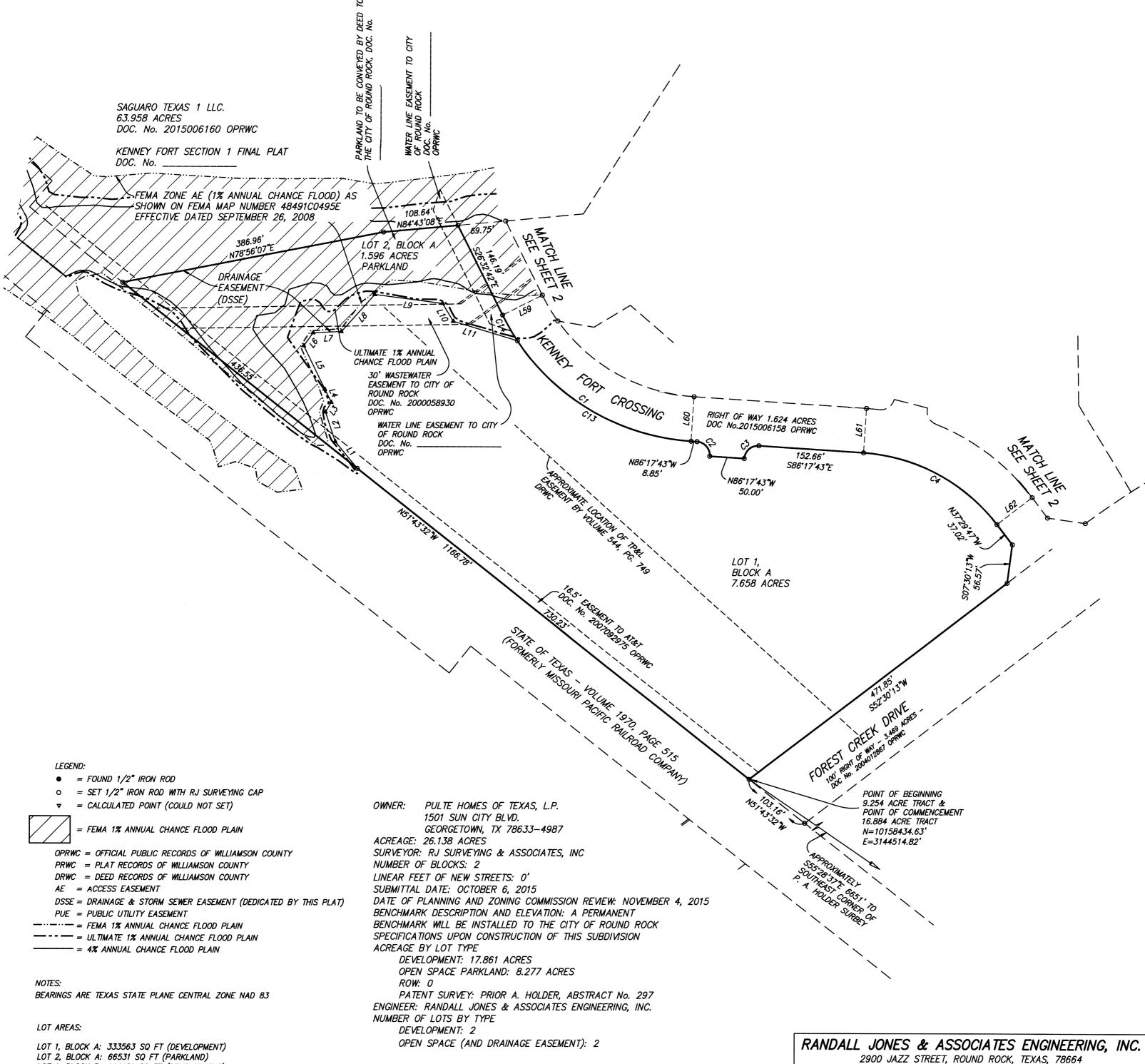
RJ SURVEYING & ASSOCIATES, INC.

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

400'

100'

- 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 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 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.



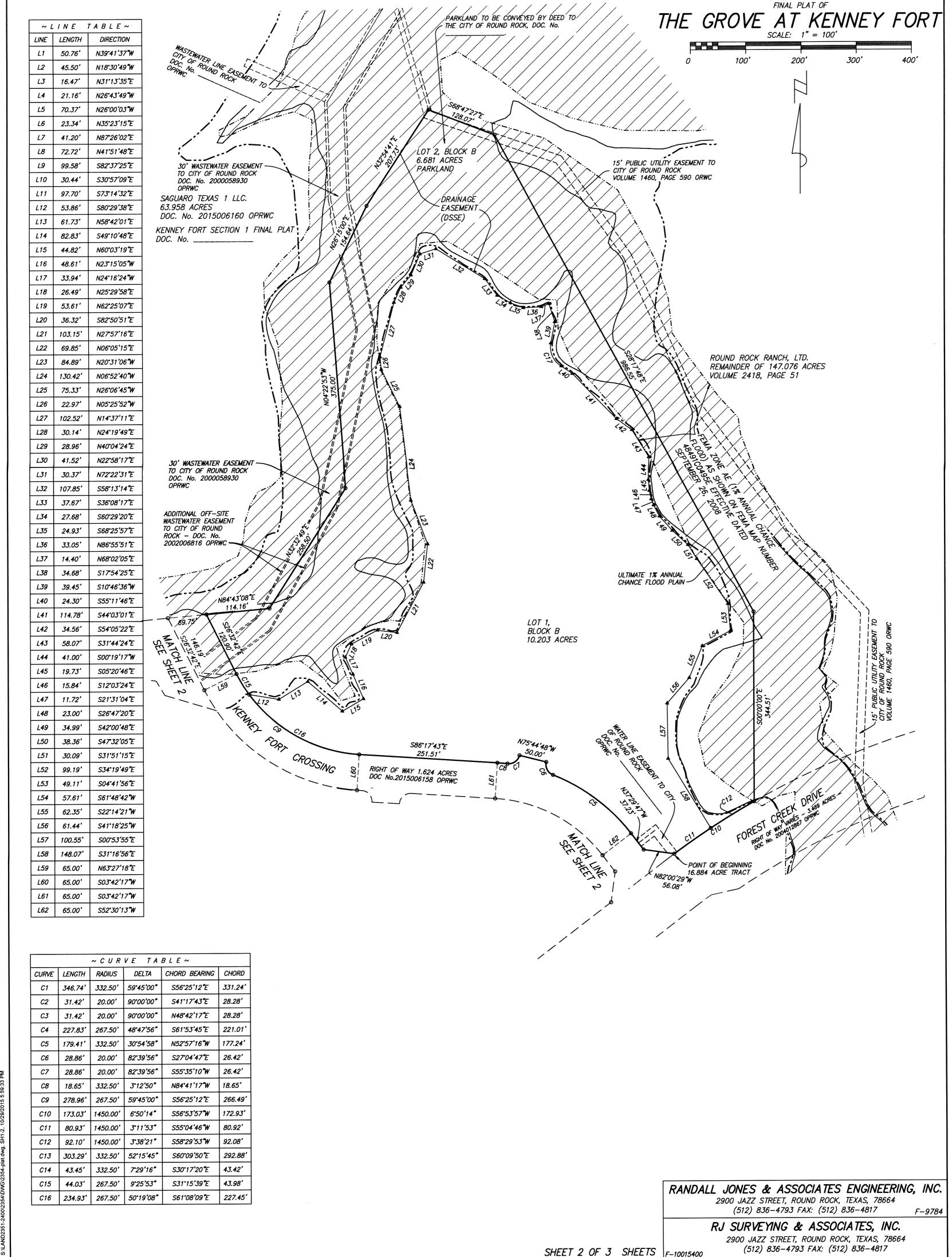
SHEET 1 OF 3 SHEETS

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AND2361 2400\2364\D\MC\2364 Alat dura CH1 0 40\00\0046 6:00

LOT 1, BLOCK B: 444421 SQ FT (DEVELOPMENT)

LOT 2, BLOCK B: 291023 SQ FT (PARKLAND)



THAT PART OF THE PRIOR A. HOLDER SURVEY, ABSTRACT No. 297, IN WILLIAMSON COUNTY, BEING A PART OF THAT 147.076-ACRE TRACT OF LAND CONVEYED TO ROUND ROCK RANCH, LTD., BY DEED RECORDED IN VOLUME 2418, PAGE 51 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE at a 1/2" iron rod set in the Southwesterly Line of the said 147.076-Acre Tract, the same being the Northeasterly Line of the Missouri Pacific Railroad Company right of way (said right conveyed to the State of Texas by deed recorded in Volume 1970, Page 515 of the Official Records of Williamson County, Texas) at the Most Westerly Corner of that 3.469 Acre Tract of land conveyed to the City of Round Rock, Texas, by Dedication Deed for Forest Creek Drive, by deed recorded in Document No. 2004012867 of the Official Public Records of Williamson County, Texas, having Texas State Plane Central Zone Coordinates Northing 10,158,434.63 feet and Easting 3,144,514.82 feet;

THENCE along the Northwesterly Line of Forest Creek Drive the following two courses:

N.52'30'13"E. a distance of 537.45 feet to a 1/2" iron rod set at a point of curvature of a curve to the right;

1. Northeasterly, along the arc of said curve to the right a distance of 24.72 feet, said curve having a radius of 1450.00 feet, a central angle of 00'58'37", and a chord bearing N.52\*59'31"E., 24.72 feet to a 1/2" iron rod set at the Northeast Corner of that 1.624 Acre Tract described in the Donation Deed recorded in Document No. 2015006158 of the Official Public Records of Williamson County, Texas, and the Point of Beainnina:

THENCE across said 147.076 Acre Tract and along the North Line of said 1.624 Acre Tract the following ten courses:

2. N.82°00'29"W. a distance of 56.08 feet to a 1/2" iron rod set;

3. N.37°29'47"W. a distance of 37.23 feet to a 1/2" iron rod set at to a point of curvature of a curve to the left;

4. Northwesterly, along the arc of said curve to the left a distance of 179.41 feet, said curve having a radius of 332.50 feet, a central angle of 30°54'58", and a chord bearing N.52°57'16"W., 177.24 feet to a 1/2" iron rod set at to a point of reverse curvature of a curve to the right;

5. Northwesterly, along the arc of said curve a distance of 28.86 feet, said curve having a radius of 20.00 feet, a central angle of 82°39'56", and a chord bearing N.27'04'47"W., 26.42 feet to a 1/2" iron rod set;

6. N. 75°44'48"W. a distance of 50.00 feet to a 1/2" iron rod set at a point on a non-tangent curve to the right;

7. Southwesterly along the arc of said curve, a distance of 28.86 feet, said curve having a radius of 20.00 feet, a central angle of 82°39'56" and a chord bearing S.55°35'10"W., 26.42 feet to a 1/2" iron rod set at a point of reverse curvature of a curve to the

8. Westerly, along the arc of said curve a distance of 18.65 feet, said curve having a radius of 332.50 feet, a central angle of 03'12'50", and a chord bearing N.84'41'17"W., 18.65 feet to a 1/2" iron rod set:

9. N.8677'43"W. a distance of 251.51 feet to a 1/2" iron rod set at a point of curvature of a curve to the right;

10. Northwesterly, along the arc of said curve to the right a distance of 278.96 feet, said curve having a radius of 267.50 feet, a central angle of 59'45'00", and a chord bearing N.56°25'12"W., 266.49 feet to a 1/2" iron rod set;

11. N.26'32'42"W. a distance of 120.90 feet to a 1/2" iron rod set in the southerly line of that 63.958 Acre Tract conveyed to Saguaro Texas 1 LLC. By deed recorded in Document No. 2015006160 of the Official Public Records of Williamson County, Texas;

THENCE along said Southerly Line and along the Southeasterly Line of said 63.958 Acre Tract the following five courses:

1. N.84°43'08"E. a distance of 114.16 feet;

2. N. 32°32'49"E. a distance of 258.50 feet;

3. N.04\*22'53"W. a distance of 375.00 feet;

4. N. 26 75 '00"E. a distance of 154.64 feet;

5. N.32\*54'41"E. a distance of 207.73 feet to a 1/2" iron rod set;

THENCE across said 147.076 Acre Tract the following three courses:

1. S.68'47'27"E. a distance of 128.07 feet to a 1/2" iron rod set;

2. S. 2877'48"E. a distance of 986.55 feet to a 1/2" iron rod set;

3. S.00'00'00'E., a distance of 344.51 feet to a cross cut set in concrete in the said Northwesterly Line of Forest Creek Drive and to a point on a non-tangent curve to

THENCE southwesterly along said Northwesterly Line and along the arc of said curve, a distance of 173.03 feet, said curve having a radius of 1450.00 feet, a central angle of 06'50'14" and a chord bearing S.56'53'57"W., 172.93 feet to the said Point of Beginning.

Containing 16.884 acres, more or less.

AND

THAT PART OF THE PRIOR A. HOLDER SURVEY, ABSTRACT No. 297, IN WILLIAMSON COUNTY, BEING A PART OF THAT 147.076-ACRE TRACT OF LAND CONVEYED TO ROUND ROCK RANCH, LTD., BY DEED RECORDED IN VOLUME 2418, PAGE 51 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at a 1/2" iron rod set in the Southwesterly Line of the said 147.076-Acre Tract, the same being the Northeasterly Line of the Missouri Pacific Railroad Company right of way (said right conveyed to the State of Texas by deed recorded in Volume 1970, Page 515 of the Official Records of Williamson County, Texas) at the Most Westerly Corner of that 3.469 Acre Tract of land conveyed to the City of Round Rock, Texas, by Dedication Deed for Forest Creek Drive, by deed recorded in Document No. 2004012867 of the Official Public Records of Williamson County, Texas, having Texas State Plane Central Zone Coordinates Northing 10,158,434.63 feet and Easting 3,144,514.82 feet;

THENCE N.51'43'26"W. along the Southwesterly Line of the said 147.076-Acre Tract and the Northeasterly Line of the Missouri Pacific Railroad Company a distance of 1166.78 feet to a 1/2" iron rod set in the southerly line of that 63.958 Acre Tract conveyed to Saguaro Texas 1 LLC. By deed recorded in Document No. 2015006160 of the Official Public Records of Williamson County, Texas;

THENCE across said 147.076 Acre Tract and along said Southerly Line the following two

1. N. 78°56'07"E. a distance of 386.96 feet;

2.N.84°43'08"E. a distance of 108.64 feet to a 1/2" iron rod set at the most Westerly Corner of that 1.624 Acre Tract described in the Donation Deed recorded in Document No. 2015006158 of the Official Public Records of Williamson County, Texas;

THENCE across said 147.076 Acre Tract and along the South Line of said 1.624 Acre Tract the following ten courses:

1. S.26°32'42"E. a distance of 146.19 feet to a 1/2" iron rod set at a point of curvature

of a curve to the left; 2. Southeasterly, along the arc of said curve to the left a distance of 346.74 feet, said curve having a radius of 332.50 feet, a central angle of 59'45'00", and a chord bearing S.56°25'12"E., 331.24 feet;

3. S.8677'43"E. a distance of 8.85 feet to a point of curvature of a curve to the right; 4. Southeasterly, along the arc of said curve to the right a distance of 31.42 feet, said curve having a radius of 20.00 feet, a central angle of 90'00'00", and a chord bearing S.4177'43"E., 28.28 feet;

5. S.8677'43"E. a distance of 50.00 feet to a 1/2" iron rod set at a point on a non-tangent curve to the right;

6. Northeasterly along the arc of said curve, a distance of 31.42 feet, said curve having a radius of 20.00 feet, a central angle of 90°00'00" and a chord bearing N.48°42'17"E., 28.28 feet to a 1/2" iron rod set; 7. S.8677'43"E. a distance of 152.66 feet to a 1/2" iron rod set at a point of curvature

of a curve to the right; 8. Southeasterly, along the arc of said curve to the right a distance of 227.83 feet, said

curve having a radius of 267.50 feet, a central angle of 48'47'56", and a chord bearing S.61°53'45"E., 221.01 feet to a 1/2" iron rod set;

9. S.37°29'47"E. a distance of 37.02 feet to a 1/2" iron rod set; 10. S.07'30'13"W. a distance of 56.57 feet to a 1/2" iron rod set in the Northwesterly

THENCE S.52\*30'13"W. along said Northwesterly Line a distance of 471.85 feet to the said

Point of Beginning. Containing 9.254 acres, more or less.

Line of Forest Creek Drive;

All iron rods set have RJ Surveying caps Bearings are Texas State Plane Central Zone NAD 83 STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS COUNTY OF WILLIAMSON

THAT ROUND ROCK RANCH, LTD., A TEXAS LIMITED PARTNERSHIP. AS THE OWNER OF THAT CERTAIN 147.076 ACRE TRACT OF LAND RECORDED IN VOLUME 2418, PAGE 51 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS THE GROVE AT KENNEY FORT

ROUND ROOK

STATE OF TEXAS

COUNTY OF

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE OF ROUND ROCK RANCH ON BEHALF OF SAID TEXAS President LIMITED PARTNERSHIP.

MY COMMISSION EXPIRES ASANDRA JORDAN NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES: 2/25/17

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

THAT FIRST TEXAS BANK, THE LIEN HOLDER OF THAT CERTAIN 147.076 ACRE TRACT OF LAND RECORDED IN VOLUME 2418, PAGE 51 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 38.86 ACRE TRACT OF LAND SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, AND DO FURTHER HEREBY JOIN. APPROVE AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

FIRST TEXAS BANK

SANDY ARNOLD, SENIOR VICE PRESIDENT 500 ROUND ROCK AVE ROUND ROCK, TEXAS, 78664

THE STATE OF TEXAS COUNTY OF WILLIAMSON

NSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 13th

\_\_, 20**15**\_, Sandy Arnold, SXP

PRINTED NAME: Tina Miller MY COMMISSION EXPIRES: 2 16 19

TINA MILLER MY COMMISSION EXPIRES February 16, 2019

CASANDRA JORDAN

February 25, 2017

STATE OF TEXAS

COUNTY OF WILLIAMSON

THAT I, R. BRENT JONES, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES CITY OF ROUND ROCK 2010 EDITION, AS AMENDED, AND THE THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

R. BRENT JONES LICENSED PROFESSIONAL ENGINEER NO. 92671

STATE OF TEXAS

COUNTY OF WILLIAMSON

THAT I, J. KENNETH WEIGAND, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES (2010 EDITION), AS AMENDED.

J. KENNETH WEIGAND REGISTERED PROFESSIONAL

LAND SURVEYOR NO. 5741



CITY APPROVAL

APPROVED THIS DAY OF CITY PLANNING AND ZONING COMMISSION OF THE CITY OF ROUND ROCK. TEXAS. AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

DAVID PAVLISKA, CHAIRMAN

STATE OF TEXAS

COUNTY OF WILLIAMSON

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_, AT \_\_\_ O'CLOCK \_\_\_\_ M. AND DULY RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_\_, A.D. \_\_\_\_\_ AT \_\_\_ O'CLOCK \_\_ M IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN DOCUMENT No.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST WRITTEN ABOVE.

NANCY RISTER, CLERK, COUNTY COURT WILLIAMSON COUNTY, TEXAS

BY:	
	DEPUTY

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.

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

SHEET 3 OF 3 SHEETS

F-10015400